



## 33 Ashcroft Close, Ballinderry Lower, Lisburn

**OIRO £249,500** Leasehold

A lovely 4 bedroom semi detached home with integral garage on a good end of cul de sac site within Ashcroft Close, Lower Ballinderry.

Semi detached house | 4 Bedrooms | Lounge | Kitchen/dining | Sun room | Oil fired central heating | PVC Double Glazing | Integral garage | Open aspect to side |

**028 9266 3396**

[admin@falloonestateagents.com](mailto:admin@falloonestateagents.com)



Lower Ballinderry is within a short drive of the A26/airport road and the M1 motorway junction and railway station at Moira. It also benefits from a modern primary school.

The accommodation briefly comprises entrance hall, lounge, kitchen/dining area with double doors to the sun room, main bedroom with walk in wardrobe and ensuite shower room, 3 further bedrooms and family bathroom with both bath and shower. The integral garage has a utility room and WC to its rear.

No. 33 benefits from oil fired central heating, PVC double glazed windows and external doors and has modern decor throughout.

Outside there is good on site parking, with gardens to front and rear and a lovely rural outlook to the side.

Book your viewing through Falloon Estate Agents on 028 9266 3396

Tenure: Leasehold

### GROUND FLOOR :

#### Entrance hall

PVC double glazed door and side panels. Tiled floor. Single panelled radiator. Stairs with painted balustrade.

#### Lounge

w: 3.62m x l: 4.37m (w: 11' 11" x l: 14' 4")

Feature oak fireplace with cast inset and tiled hearth. Open fire. Laminate flooring. Double panelled radiator. Part glazed double doors to kitchen/dining room.

#### Kitchen/dining

w: 3.41m x l: 5.66m (w: 11' 2" x l: 18' 7")

Excellent range of high and low level units with round edge granite effect worktop. Ceramic hob with stainless steel extractor over. Double oven. Integrated microwave. Integrated dishwasher. Round bowl stainless steel sink unit, mixer tap. Integrated fridge/freezer. Breakfast bar. Part tiled walls. Under unit lighting. Oak herringbone laminate flooring.

Dining area. Double panelled radiator. Part glazed double doors to sun room. Door to garage.

#### Sunroom

w: 2.63m x l: 4.12m (w: 8' 8" x l: 13' 6")

Feature exposed reclaimed brick walls. Oak herringbone laminate flooring. Double panelled radiator. Door to rear garden.

#### Utility Room

w: 2.11m x l: 2.68m (w: 6' 11" x l: 8' 10")

Range of high and low level units in cream gloss finish. Stainless steel sink unit, mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled floor.

#### WC

Pedestal wash hand basin, mixer tap. Low flush WC. Extractor fan.

#### Integral garage

w: 3.05m x l: 5.13m (w: 10' x l: 16' 10")

Roller door. Light and power.

### FIRST FLOOR:

#### Landing

Access to part floored roofspace.

Hot press with copper cylinder and immersion heater. Spot lights.

#### Bedroom 1

w: 3.05m x l: 4.93m (w: 10' x l: 16' 2")



Dual aspect windows enjoying a rural aspect to the side. Double panelled radiator.

### En-suite

Corner shower enclosure with 'Aqualisa' mixer shower. Wash hand basin on vanity unit, mixer tap. Low flush WC. Towel radiator. Full wall and floor tiling.

### Walk in wardrobe

### Bedroom 2

w: 2.77m x l: 4.38m (w: 9' 1" x l: 14' 4")

Laminate flooring. Spot lights. Single panelled radiator.

### Bedroom 3

w: 2.78m x l: 3.4m (w: 9' 1" x l: 11' 2")

Laminate flooring. Spot lights. Single panelled radiator.

### Bedroom 4

w: 2.42m x l: 2.8m (w: 7' 11" x l: 9' 2")

Laminate flooring. Spot lights. Single panelled radiator.

### Bathroom

Panelled bath with mixer tap and shower fitting. Shower enclosure with 'Triton' electric shower, 'mermaid' board to walls. Wash hand basin on vanity unit. Low flush WC. Chrome towel radiator. Single panelled radiator. Wall tiling. Spot lights.

### Outside

Tarmac driveway. Lawned area to front.

Rear garden in lawn with paved paths and patio area.

PVC oil storage tank with timber screening.

Open aspect to side overlooking neighbouring lands. Side storage area with gates.

### Required info under Trading Standards Guidance

#### TENURE

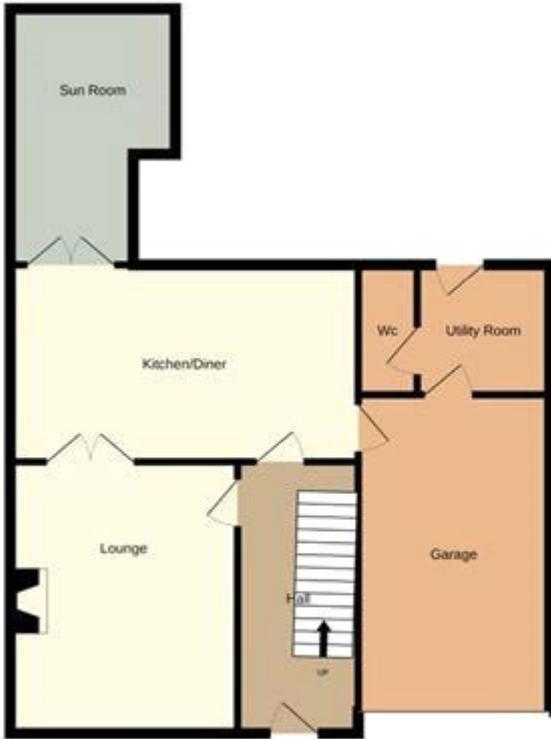
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details. We understand the Ground Rent is £35.00 per annum.

#### RATES PAYABLE

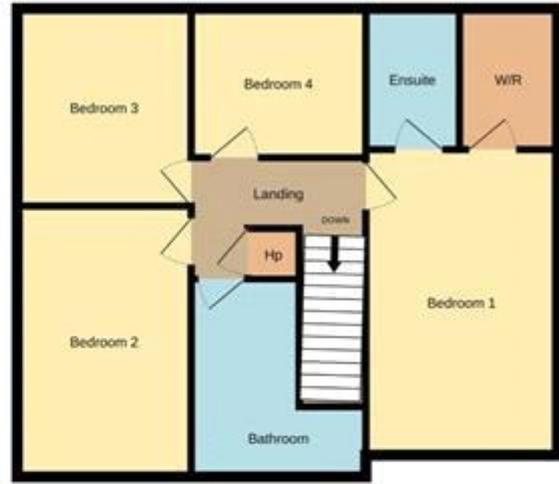
Details from the LPSNI website - Estimated rates bill £841.57



Ground floor



1st floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>71</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.