

# QUINN

Estate Agents

## Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

## Downpatrick Branch

49 - 51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

## Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

## Carryduff Branch

14B Ballynahinch Road  
Carryduff BT8 8DN  
028 9081 2422

## General Enquiries

carryduff@quinnestateagents.com



For any enquiry relating to this property, please contact

Kyle Toan

kyle@quinnestateagents.com



11 Knockany Road  
Lisburn  
BT27 6YB

Offers In The  
Region Of £295,000

### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

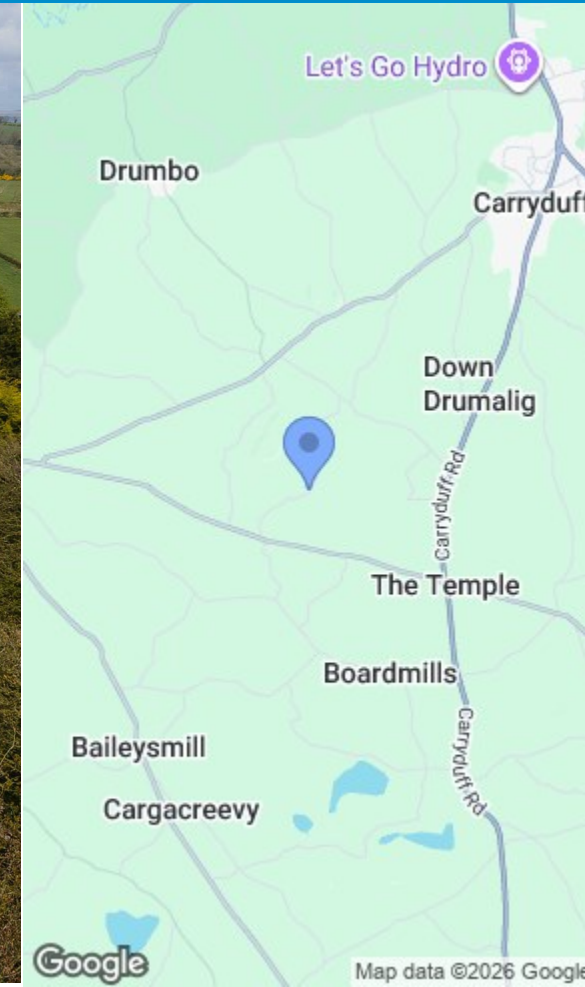
- Detached Home Set on a Generous Site
- Full of Character with a Warm, Homely Feel Throughout
- Cosy Lounge w/ Wood-Burning Stove
- Spacious Fully Fitted Kitchen / Dining Area
- Two Generously Sized Bedrooms
- Recently Installed Modern Family Bathroom
- Extensive Front, Rear & Side Gardens
- Detached Garage / Considerable Off Street Parking
- Peaceful Semi-Rural Setting
- Oil Fired Central Heating & Double Glazed Windows Throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



# 11 Knockany Road

Lisburn, BT27 6YB



This beautifully crafted cottage styled detached home is set on a generous site and offers a perfect blend of charm, comfort, and character throughout. From the moment you arrive, the property presents a warm and inviting feel, ideal for those seeking a home with personality.

The ground floor comprises of a bright entrance hall leading to a central reception area / dining space with a multi-fuel burner, creating a cosy hub of the home. There is also a comfortable lounge with a wood-burning stove, alongside a spacious fully fitted kitchen with a dining area, perfect for everyday living and entertaining. A practical utility room is also located to the rear of the ground floor. Upstairs, the property offers two generously sized bedrooms and a recently installed modern family bathroom, finished to a high standard.

Externally, this home truly stands out, occupying a substantial site with well maintained front, rear & side gardens, a detached garage, and ample off-street parking, providing both privacy and flexibility.

Situated conveniently between Lisburn, Carryduff, Saintfield and Ballynahinch, it offers easy access to a wide range of local amenities, schools, and commuter routes. This central location makes it perfect for those seeking a quieter lifestyle without compromising on convenience, with Belfast City Centre also within comfortable reach.

## ACCOMMODATION

Internally, the property offers a charming and well-presented layout with spacious living areas, including a reception space / dining space, adjoining utility room, lounge area, a modern kitchen/dining area, a family bathroom and two generous bedrooms.

## OUTSIDE

Externally, it benefits from a substantial site with front, rear & side gardens, a detached garage, and ample off-street parking.

## MORTGAGE ADVICE

Please contact our associate, Donnan Ritchie from Ritchie & McLean Mortgage Solutions on 07545 576 819 or email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk). Donnan is based in our Downpatrick branch.

## ENQUIRES TO

Kyle Toan:

[kyle@quinnestateagents.com](mailto:kyle@quinnestateagents.com) or 07542 607015



11 Knockany Road, Lisburn