



## 17 HUNTINGDON HILL, LISBURN, BT28 3GX



A fantastic opportunity to acquire a beautifully maintained and well presented semi detached family home that enjoys a private south facing landscaped site within this established residential development. Three excellent bright well appointed bedrooms. Principal bedroom with feature Juliet balcony with double doors and luxury ensuite shower room. One generous reception room. Luxury fitted kitchen open plan to a casual dining area with feature double patio doors. Luxury white bathroom suite with feature shower cubicle. Upvc double glazed windows / doors / eaves and fascia also in Upvc. Gas fired central heating system / feature radiators. Downstairs cloakroom / W.C. Feature internal doors / floor coverings / detailing with wall paneling. Good fresh youthful presentation throughout. Private and secure landscaped south facing gardens. A very appealing home within a highly sought-after peaceful development of only 46 homes that also benefits from lots of nearby amenities and beautiful parklands, we have no hesitation in recommending early viewing to avoid disappointment. Well worth an inspection.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(29-38) <b>F</b>		
(1-28) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

OFFERS AROUND £239,950

## Key Features

- A fantastic opportunity to acquire a beautifully maintained and well presented semi detached family home
- One generous reception room.
- Large White bathroom with feature Shower cubicle.
- Upvc double glazed windows / gas fired central heating.
- Good fresh presentation throughout
- Three excellent bright well appointed bedrooms / Principal bedroom with feature Juliet balcony with double doors and luxury ensuite shower room.
- Luxury fitted kitchen open to a casual dining area with feature double patio doors.
- Downstairs cloakroom / W.c
- Extensive private landscaped south facing rear gardens / feature open aspect to front.
- Viewing highly recommended.







## GROUND FLOOR

Feature wall paneling to entrance hall. Feature flooring.

### DOWNSTAIRS W.C.

Low flush w.c., wash hand basin with vanity unit, tiling, ceramic tiled floor, chrome effect towel warmer, feature roll tap radiator.

### LOUNGE

18'3 13'2  
Wooden effect stripped floor.

### LUXURY KITCHEN / DINING AREA

19'8 9'8  
Excellent range of high and low level units, single drainer stainless steel sink unit, integrated fridge freezer, integrated dishwasher, built-in hob and underoven, stainless steel extractor fan, beautiful partially tiled walls and tiled floor, spotlights, open plan to sizeable dining space, feature gas boiler, Upvc double glazed double doors to gardens.

## FIRST FLOOR

### PRINCIPAL BEDROOM 1

12'7 11'9  
Feature Juliet Balcony / double doors. Feature floor coverings.

### ENSUITE SHOWER ROOM

Shower cubicle, thermostatically controlled shower unit, 1/2 pedestal wash hand basin, low flush w.c., beautiful partially tiled walls and tiled floor, spotlights, extractor fan.

### BEDROOM 2

12'2 11'2

### BEDROOM 3

7'2 6'9

### WHITE BATHROOM SUITE

Tiled bath, separate shower cubicle, thermostatically controlled shower unit, low flush w.c, 1/2 pedestal wash hand basin, chrome effect towel warmer, chrome effect sanitary ware, spotlights, extractor fan, beautiful tiled floor, partially tiled walls.

### OUTSIDE

Driveway to front and side, landscaped private and secure south facing gardens with feature paving, extensive lawns and fencing.

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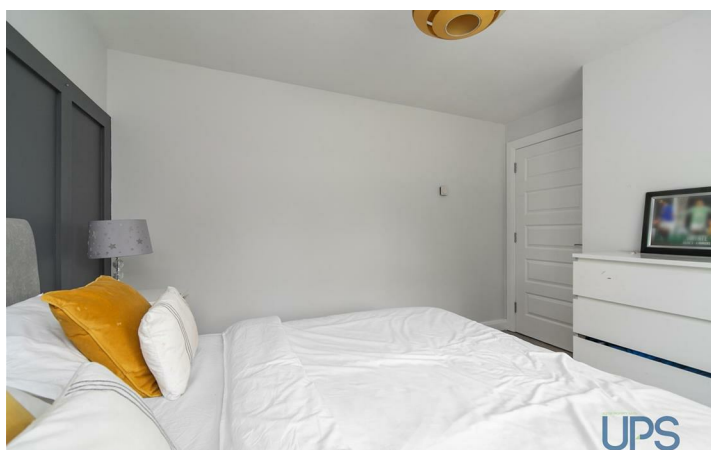
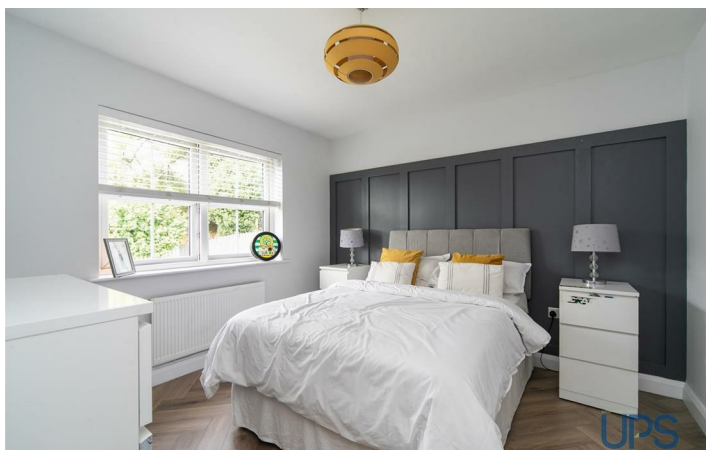
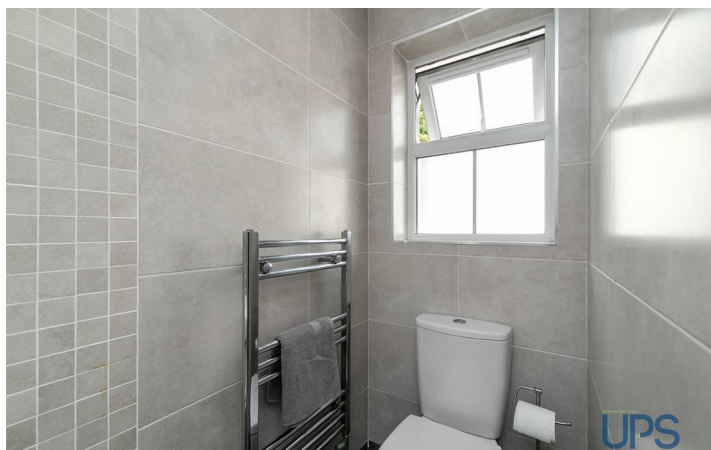








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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18471653**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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