



This attractive detached family home offers well balanced and versatile accommodation, ideal for modern living. The property features three generously sized bedrooms, including a principal bedroom with a useful dressing area that lends itself perfectly to the addition of an en suite shower room.

On the ground floor, there are two inviting reception rooms providing ample space for both relaxation and entertaining, complemented by a bright conservatory with the added benefit of an adjoining shower room. A well appointed family bathroom is located upstairs with a separate WC.

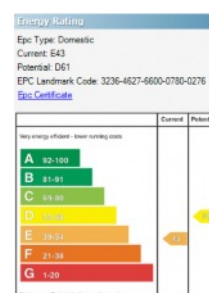
Externally, the property continues to impress with a large detached garage and beautifully maintained, mature gardens to both the front and rear. The rear south facing garden is a particular highlight, featuring a greenhouse and a shed, ideal for gardening enthusiasts.

Situated in a popular and well established location, the home enjoys easy access to a range of local amenities, making it a superb choice for families and those seeking a peaceful yet convenient setting.

Offers Around  
£350,000

10 Waverley Avenue,  
LISBURN,  
BT28 1JS

Viewing by  
appointment with  
& through agent  
028 9266 1700





- Attractive Detached Family Home Offering Well Balanced And Versatile Accommodation Ideal For Modern Living
- Two Inviting Reception Rooms For Relaxation And Entertaining
- Parquet Flooring To Hall, & Two Reception Rooms
- Kitchen With High And Low Level Units, Integrated Dishwasher & Double Oven with 4 Ring Bosch Hob. Pantry Area With Shelving
- Bright Conservatory With An Additional Space For Enjoying Natural Light, With The Added Convenience Of An Adjoining Shower Room
- Bathroom With A Separate WC
- Three Generously Sized Bedrooms Including A Principal Bedroom With A Useful Dressing Area, Perfect For Adding An En Suite Shower Room
- Oil Fired Central Heating (recently installed boiler) and Partial Double Glazed Windows
- Mature, Beautifully Maintained Gardens: Both Front And South Facing Rear Gardens Designed For Relaxation And Enjoyment
- Rear South Facing Garden Includes A Greenhouse, Raised Flower Beds And A Shed, Ideal For Gardening Enthusiasts
- Ideal For Families: Offering Spacious And Functional Living Spaces That Cater To Modern Family Needs
- Opportunity To Personalize: Potential For Future Renovations, Including Adding An En Suite Shower Room To The Principal Bedroom
- Large Detached Garage: Ample Space For Parking And Storage
- Close To Lagan Valley Hospital, Lisburn Health Centre & Easy Access To Shops, Schools, Parks, And Other Essential Services

The Property Comprises:

Ground Floor

Front door with stained glass window to . . .

ENTRANCE HALL: 11' 1" x 6' 2" (3.38m x 1.88m) Cloakroom/storage.



FAMILY ROOM: 17' 2" x 11' 6" (5.23m x 3.51m) Feature fireplace with marble surround, sliding doors to rear.



LIVING ROOM: 12' 8" x 11' 2" (3.86m x 3.4m) Feature fireplace with electric fire, bay window.



KITCHEN: 13' 4" x 7' 11" (4.06m x 2.41m) Range of units, 1.5 bowl stainless steel sink unit with mixer tap, integrated dishwasher, double oven, four ring Bosch hob, shelved pantry area.



CONSERVATORY: 13' 9" x 9' 6" (4.19m x 2.9m) Doors to rear.



SHOWER ROOM: 9' 8" x 3' 3" (2.95m x 0.99m) Shower with tiled inset, wash hand basin with mixer tap, low flush wc, extractor fan, tiled walls.

First Floor

LANDING: Large storage cupboard. Stained glass window. Access to roofspace.

BEDROOM (1): 12' 4" x 11' 6" (3.76m x 3.51m) Bay window.



DRESSING ROOM:

Telephone 028 9266 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

BEDROOM (2): 12' 6" x 9' 7" (3.81m x 2.92m)



BEDROOM (3): 10' 6" x 7' 10" (3.2m x 2.39m) Picture rail.



BATHROOM: Bath with electric shower over (shower in need of repair), wash hand basin, hotpress, tiled walls.

SEPARATE WC: Low flush wc, (not working properly).



## Outside

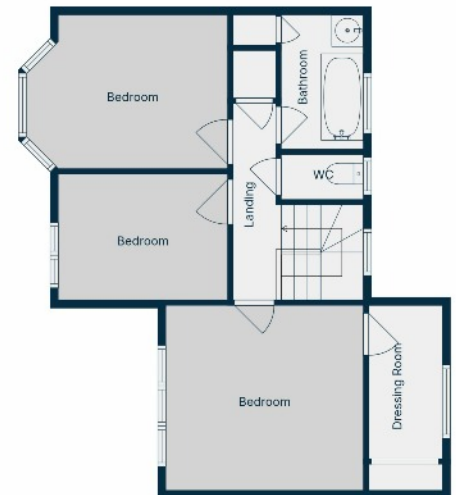
GARAGE: 34' 2" x 8' 7" (10.41m x 2.62m) Double length, plumbed for washing machine. Boiler house to rear of garage.

Gardens in lawn and mature shrubs to the front with driveway parking and access to large garage. To the rear there is a good sized patio area, ideal to relax and enjoy the stunning south facing gardens in lawn and mature shrubs, trees and flower beds, complete with a greenhouse and raised flower beds.





1st Floor



2nd Floor

## Location:

Off Hillsborough Road, Lisburn.

Lisburn - 028 92 66 1700

Ballyhackamore - 028 90 65 0000

Lisburn Road - 028 90 66 3030

North Down - 028 90 42 4747

[www.templetonrobinson.com](http://www.templetonrobinson.com)

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.