



This beautifully presented three storey semi detached home is situated in the sought after and award winning Breton Hall development.

Lovingly maintained and tastefully decorated by its current owners, the property offers spacious and flexible living accommodation throughout. There are three well proportioned bedrooms, two on the first floor and a generous principal bedroom on the second floor, complete with an en suite shower room. The home also benefits from a private, enclosed rear garden, off street parking, and a detached garage, offering both comfort and convenience. Located just minutes from Lisburn City Centre, residents will enjoy easy access to a wide range of amenities, including shops, cafes, and leading local schools. Belfast City Centre is also within easy commuting distance, making this an ideal home for professionals and families alike.

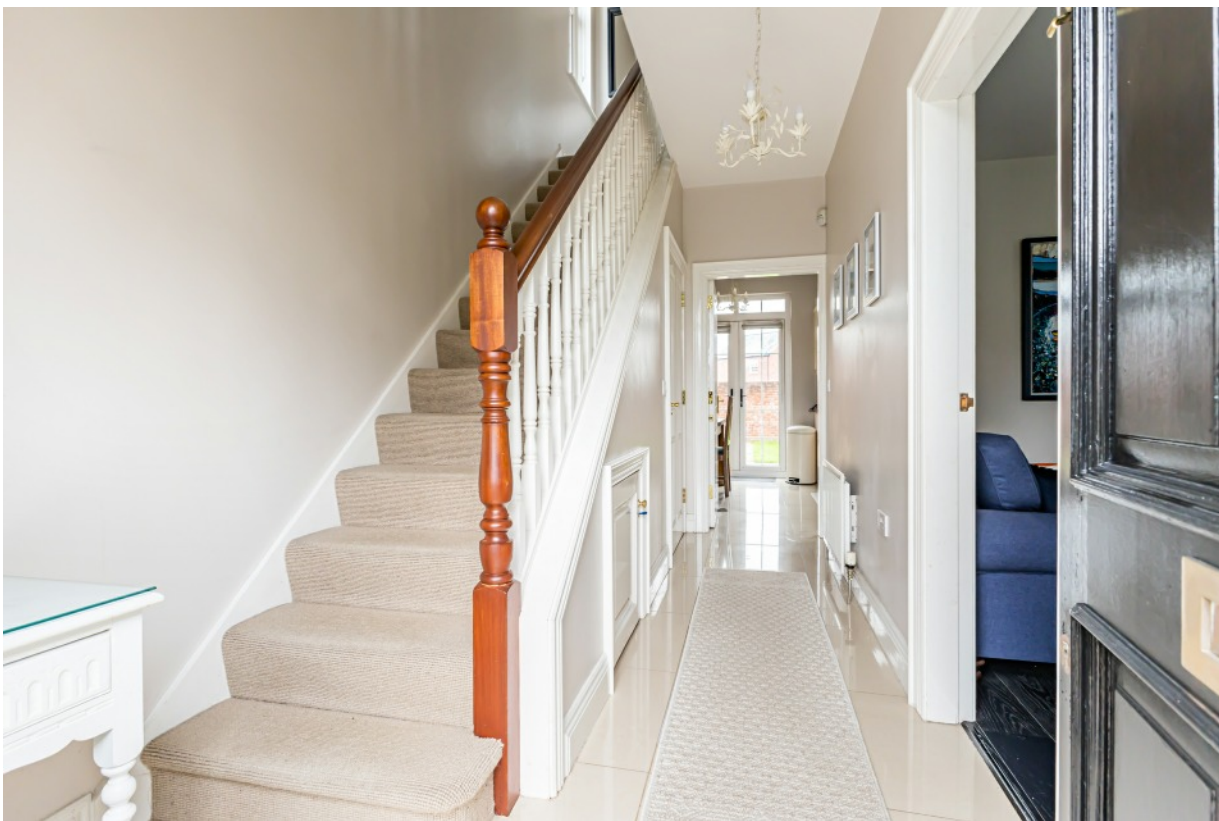
Early viewing is highly recommended to fully appreciate the quality, space, and excellent location this fantastic home has to offer.

Offers Over
£265,000

1 Breton Road,
Lisburn,
BT28 3YY

Viewing by
appointment with
& through agent
028 9266 1700

- Superb Three Storey Semi Detached Home in a Prestigious Modern Development
- Lounge with Feature Fireplace and Hardwood Floor
- Luxury Fitted Kitchen with Modern High and Low Level Units and Built In Appliances
- Downstairs Cloakroom With WC
- 3 Good Sized Bedrooms, 2 On The First Floor, 3rd on the Second Floor With En suite Shower Room
- Sash uPVC Double Glazed Windows to the Front, uPVC Double Glazed to the Rear/Oil Fired Central Heating
- Family Bathroom with 3 Piece Suite
- Detached Garage and Driveway Parking
- Enclosed Rear Garden
- Immaculate Presentation Throughout and Convenient to Many Amenities In Lisburn City Centre Including Leading Schools
- Within Comfortable Commuting Distance of Belfast & Many Other Parts of the Province Via the Motorway Network

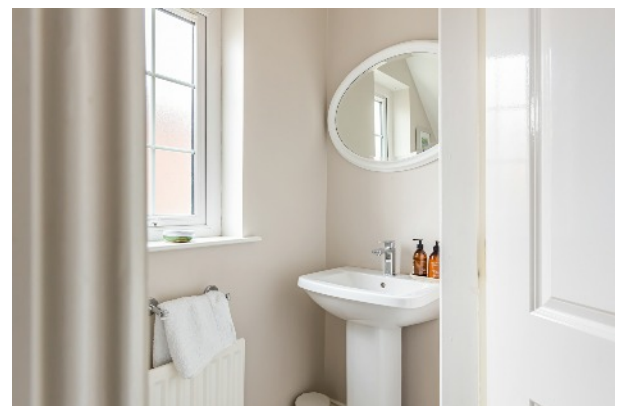


The Property Comprises:

Ground Floor

ENTRANCE HALL: Hardwood front door, ceramic tiled floor.

DOWNSTAIRS W.C.: Ceramic tiled floor, low flush WC, pedestal wash hand basin with mixer tap.



LOUNGE: 14' 3" x 11' 4" (4.35m x 3.45m) Hardwood floor, feature fireplace with open fire and stone surround, granite effect hearth, sash window.



KITCHEN/DINING: 9' 10" x 18' 6" (3.00m x 5.65m) 1 1/2 stainless steel sink unit with mixer tap, high and low level units, 4 ring electric hob and under oven with stainless steel extractor over, built in fridge/freezer and dishwasher, ceramic tiled floor, PVC double doors to rear.



First Floor

BEDROOM (2): 10' 10" x 11' 6" (3.30m x 3.50m) Built in wardrobe.



BEDROOM (3): 9' 4" x 11' 4" (2.85m x 3.45m) Built in wardrobe.



HOTPRESS:

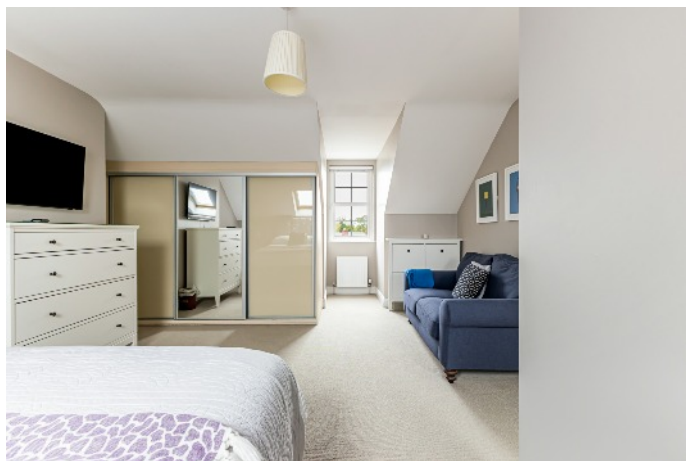
Telephone 028 9266 1700

www.templetonrobinson.com

Second Floor

MASTER BEDROOM: 17' 3" x 14' 9" (5.25m x 4.50m) Built in slide robes.

ENSUITE SHOWER ROOM: Shower unit with tiled inset, low flush WC, pedestal wash hand basin, ceramic tiled floor, extractor.



Outside

GARAGE: Detached garage with roller door, oil fired boiler.

Enclosed rear garden laid in lawn is enclosed by timber fence and gate, with paved patio area.



Location:

Travelling out of Lisburn from Thaxton Village on the Derrriaghy Road, turn right into Breton Hall. Turn Left into Breton Road.

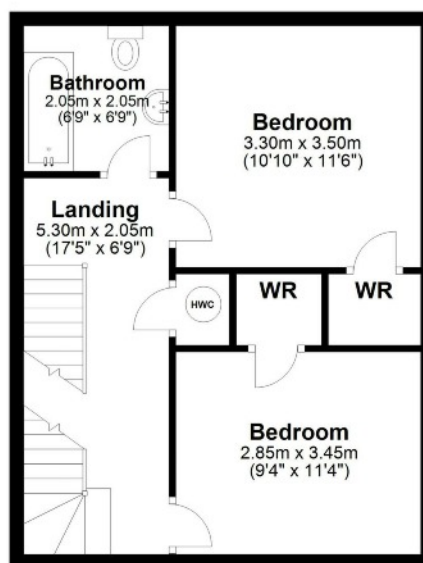
Ground Floor

Approx. 46.5 sq. metres (500.2 sq. feet)



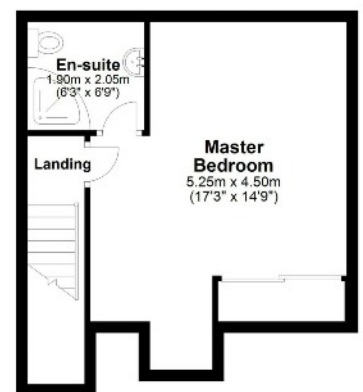
First Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Second Floor

Approx. 31.4 sq. metres (338.3 sq. feet)



Total area: approx. 119.4 sq. metres (1285.6 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

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