



This beautifully refurbished three-bedroom semi-detached home on Jersey Avenue, Lisburn, offers stylish, spacious living in a highly convenient location, ideal for families and commuters with easy access to Belfast, Hillsborough, and Lisburn City Centre as well as leading local schools.

The ground floor has been thoughtfully extended to create a bright, modern layout. An entrance hall leads to a comfortable kitchen dining space with quality fitted units and appliances, while the impressive rear extension boasts a large open living area with a high vaulted ceiling and panoramic glass sliding door to the rear garden. A separate utility room and downstairs WC add practicality.

Upstairs comprises three well-proportioned bedrooms and a contemporary family bathroom with both bath and shower facilities.

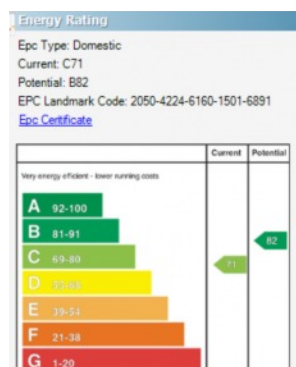
Externally, the property benefits from a newly tarmac driveway with ample off street parking, attached garage, and a standout exceptionally spacious, private rear garden, perfect for families, entertaining or outdoor relaxation.

Further features include uPVC double glazing, gas-fired central heating and roof space storage. Early viewing is highly recommended.

## Offers Around £335,000

11 Jersey Avenue,  
LISBURN,  
BT27 4BJ

Viewing by  
appointment with  
& through agent  
028 9266 1700





- Beautifully Refurbished and Extended Three-Bedroom Semi-Detached Home on Jersey Avenue, Lisburn
- Spacious Site in a Popular and Convenient Residential Location
- Excellent Transport Links to Belfast, Hillsborough and Lisburn City Centre
- Close to a Range of Leading Local Schools and Amenities
- Bright and Comfortable Kitchen Dining Space with Bespoke Fully Fitted Kitchen and Breakfast Island
- Impressive Rear Extension Providing Open Plan Living Space with Vaulted Ceiling and Panoramic Glass Sliding Doors to Rear Garden
- Separate Utility Room and Convenient Downstairs WC
- Three Well-Proportioned Bedrooms
- Contemporary Family Bathroom with Bath and Separate Shower Facilities
- Gas Fired Central Heating and uPVC Double Glazing Throughout
- Attached Garage with Light and Power Supply
- Tarmac Driveway Providing Ample Off-Street Parking
- Professionally Landscaped Private Enclosed Rear Garden Ideal for Families and Entertaining
- Early Viewing Highly Recommended

The Property Comprises:

## Ground Floor

uPVC double glazed front door with glass side light to . . .

RECEPTION HALL: Tiled floor, low voltage recessed spotlights, cast iron radiator.

DOWNSTAIRS W.C.: White suite comprising wall-hung wc with wall-mounted push button, floating wash hand basin with solid wooden sink base, mixer tap and tiled splashback, ceramic tiled floor, light and extractor fan.

Double doors leading to . . .

KITCHEN/DINING AREA: 23' 1" x 12' 6" (7.04m x 3.81m) (at widest points). Outlook to front, tiled floor, built-in storage and shelving, low voltage recessed spotlights. Bespoke fully fitted kitchen with range of high and low level units, stone worktops, built-in high level oven and grill, built-in fridge and freezer, built-in gas hob with mirrored splashback and extractor fan above, breakfast island with space for seating area, inset sink with chrome mixer tap and Quooker tap, down lighters and low voltage recessed spotlights, additional built-in storage and pull-out space

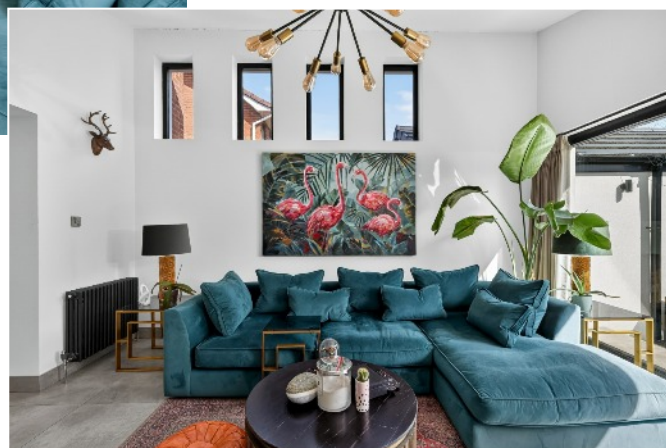


Open plan to . . .

LIVING ROOM: 16' 0" x 14' 11" (4.88m x 4.55m) (at widest points). High vaulted ceiling, tiled floor throughout, panoramic glass sliding door with access to rear garden, picture windows.



UTILITY ROOM: 6' 2" x 5' 2" (1.88m x 1.57m) (at widest points). Sink unit, access to gas boiler, built-in worktops and storage area, uPVC door to driveway to side.



## First Floor

LANDING: Picture window, access to roofspace via Slingsby ladder.

BEDROOM (1): 12' 6" x 10' 10" (3.81m x 3.3m) Outlook to rear.



BEDROOM (2): 12' 6" x 12' 5" (3.81m x 3.78m) Outlook to front.

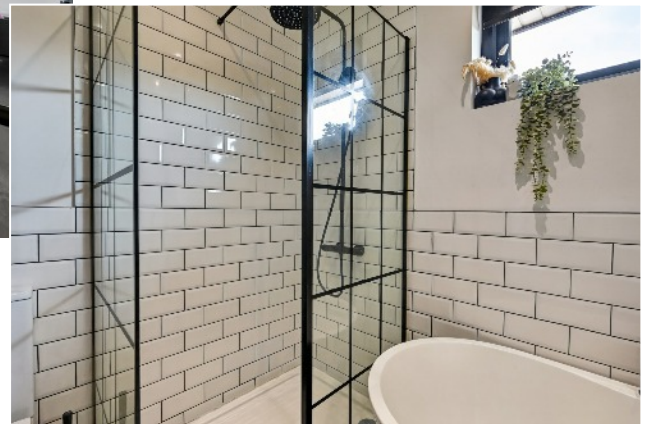


BEDROOM (3): 8' 4" x 8' 1" (2.54m x 2.46m) Outlook to front.

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BATHROOM: White suite comprising low flush wc with push button, free standing bath with matt black mixer tap, floating wash hand basin with built-in vanity unit and matt black mixer tap, metro tiled walls and floor, corner shower unit with fixed glass door and soakaway base with walk-in shower with thermostatic control valve, telephone attachment and rainfall shower head, picture window, extractor fan, low voltage recessed spotlights.



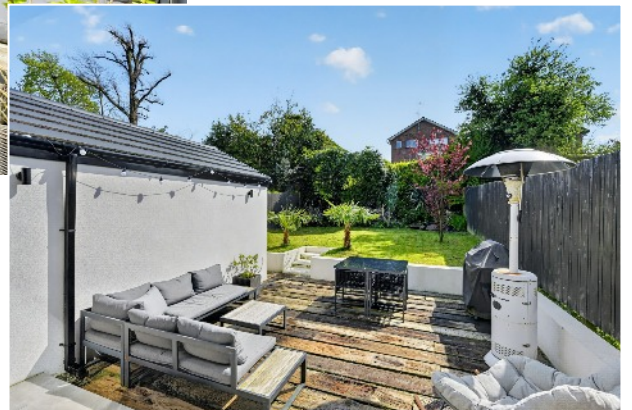
## Outside

Tarmac driveway with off street parking for 3-4 cars.

ATTACHED GARAGE Roller shutter door, uPVC double glazed door to rear, light and power, suitable for conversion to gym or office space subject to the usual consents.

Extensive, enclosed, private rear garden with seating area and raised lawns area, outdoor lighting and power supply, mature hedging to rear, various plants and shrubs.





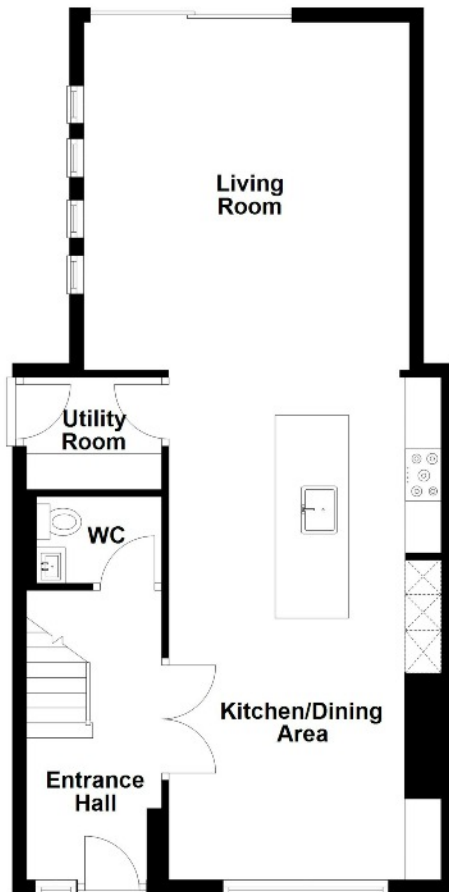
Location:

Driving up the Belsize Road from the roundabout, turn left onto Jersey Avenue. Number 11 is located on the left-hand side.

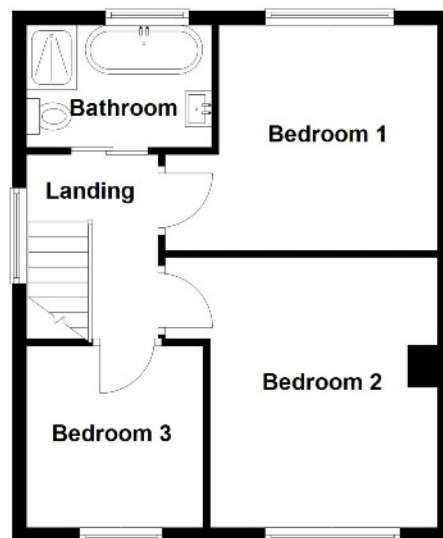
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## Ground Floor



## First Floor



## 11 Jersey Avenue, Lisburn

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Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747  
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