



We are pleased to present this attractive detached home, situated in the highly desirable area of Lisburn. Conveniently positioned just off Limetree Avenue, the property enjoys excellent transport links to both Belfast and Lisburn City Centre.

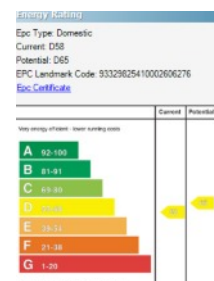
The bright and spacious accommodation is beautifully maintained throughout, with the current owners showcasing the home to a high standard, including a modern kitchen and bathroom. Outside, the property is further enhanced by a private rear garden with a patio area, as well as a detached garage.

Early viewing is highly recommended to fully appreciate all this home has to offer and to avoid disappointment.

Offers Over
£269,950

68 The Brambles ,
LISBURN,
BT28 2XY

Viewing by
appointment with
& through agent
028 9266 1700





- Attractive Detached Property In A Highly Sought After Location In Lisburn
- Conveniently Situated Just Off Limetree Avenue
- Excellent Transport Links To Belfast And Lisburn City Centre
- Bright And Spacious Accommodation Throughout
- Beautifully Presented By The Current Owners
- Modern Fitted Kitchen And Contemporary Bathroom
- Private Rear Garden With Patio Area
- Detached Garage Providing Additional Storage Or Parking
- Early Viewing Highly Recommended To Avoid Disappointment

The Property Comprises:

Ground Floor

ENTRANCE HALL: Storage cupboard, understairs storage, ceramic tiled flooring, spotlighting.



LOUNGE: 14' 3" x 13' 5" (4.34m x 4.09m) Laminate flooring, feature woodburning stove, open to . .



KITCHEN/DINING: 10' 10" x 20' 0" (3.3m x 6.1m) Laminate flooring spotlighting, modern high and low level units, Whirlpool oven, housing for fridge/freezer, built in dishwasher, single draining sink unit, sliding doors to rear, 4 ring induction hob, breakfast bar.



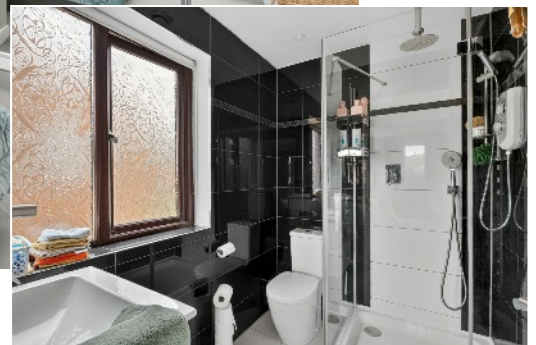
First Floor

LANDING: Access to roofspace.



PRINCIPAL BEDROOM: 14' 11" x 12' 2" (4.55m x 3.71m) Mirrored sliderobes.

ENSUITE SHOWER ROOM: Shower, low flush WC, vanity wash hand basin, floor to ceiling tiling.



BATHROOM: Panel bath, vanity wash hand basin, low flush WC, ceramic tiled flooring, shelving, chrome heated towel rail.



BEDROOM (2): 7' 7" x 11' 6" (2.31m x 3.51m)

BEDROOM (3): 7' 7" x 8' 4" (2.31m x 2.54m)



Outside

DETACHED GARAGE: Driveway parking, gardens to front and rear, decking to rear.



Tenure

We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

Rates Payable

Location:

Turn right off Prince William Road onto Knockmore Road, turn right onto Limetree Avenue and The Brambles is on the left hand side.

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

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.