



An exceptionally well-presented semi-detached property in this highly sought after development on Breton Hall. A deceptively spacious three bedroom semi with large and private south facing rear garden.

Exceptionally well-presented throughout with light and bright accommodation. Three generous bedrooms (principal with dressing room/plumbed and wired for ensuite). Boasting Utility Room, ground floor WC and modern Family Bathroom.

Large South facing rear garden and generous driveway to side with parking for multiple vehicles. Recent sales in this development have been extremely popular and early enquires are recommended.

Offers Around
£259,950

33 Breton Park
LISBURN,
BT28 3FU

Viewing by
appointment with
& through agent
028 9266 1700



- Exceptionally well-presented red brick 3 bedroom semi-detached home
- Generous proportions throughout to include Utility Room and Dressing Room
- Dressing Room (plumbed and wired for ensuite)
- Large Lounge with wood burning stove
- Modern Kitchen Diner with patio doors out to rear garden
- Separate Utility Room with door out to driveway
- Well-proportioned bedrooms (principal with dressing room)
- Oil fired central heating and double glazed windows
- Tarmac Driveway to side with Parking for multiple vehicles
- Large south facing rear garden with sheltered patio area
- Estate style wrought iron fencing to front and fully enclosed garden to rear
- Ease of access to Belfast, Antrim and beyond via good road links and bus connections
- Early enquiries and viewing's are recommended

The Property Comprises:

Ground Floor

ENTRANCE HALL: Composite panelled door to front, ceramic tiled flooring, storage under stairs. Cloakroom cupboard off.



LOUNGE: 11' 1" x 15' 4" (3.60m x 4.67m) Wood burning stove on granite hearth with granite inlay



KITCHEN: 10' 2" x 19' 8" (3.10m x 6.00m) Ceramic tiled floor, range of high and low level units, stone worktops and splashback, space for american style fridge freezer, gas range and dishwasher, sink with Quooker mixer tap over, stainless steel extractor over range, uPVC doors out to rear garden. Door through to utility room.



UTILITY ROOM: 8' 2" x 5' 9" (2.50m x 1.75m) Ceramic tiled floor, low level units with space for washer and dryer, side draining sink with mixer tap over, uPVC double glazed door out to driveway



W.C: Ceramic tiled floor, low flush WC, vanity sink and extractor fan.

First Floor

LANDING: Hot Press off, slingsby ladder access to roofspace

BATHROOM: Ceramic tiled floor, low flush WC, vanity sink unit, free standing bath, ceramic tiled splashback, corner crital style shower cubicle, extractor fan.



BEDROOM (1): 11' 5" x 11' 9" (3.48m x 3.57m)



DRESSING ROOM: Currently used as dressing room. Plumbing and wiring in place for ensuite conversion.

BEDROOM (2): 11' 5" x 14' 6" (3.49m X 4.41m)



BEDROOM (3): 9' 3" x 10' 2" (2.81m x 3.11m)



Outside

Wrought iron estate style railings to front, tarmac driveway with parking for multiple vehicles, lawn to front and brick pavor path to front.

Fully enclosed rear garden with sheltered brick pavor patio, large flat lawn with south facing aspect.



Tenure:

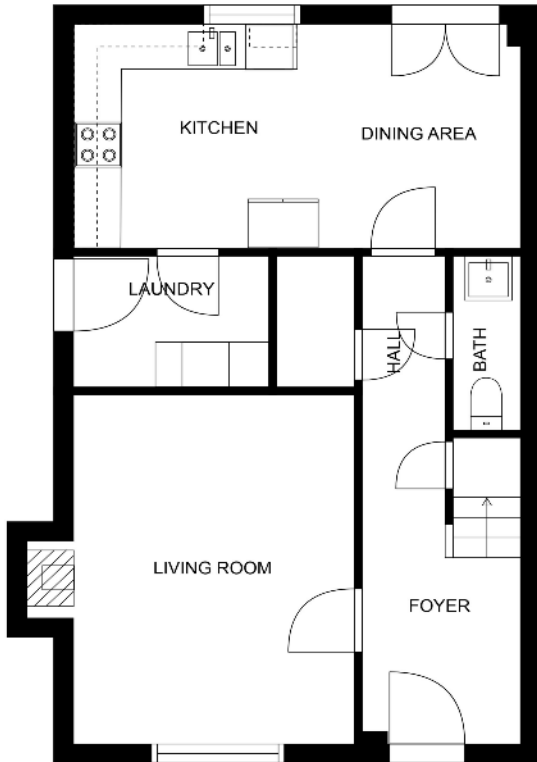
We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details

Rateable Value:

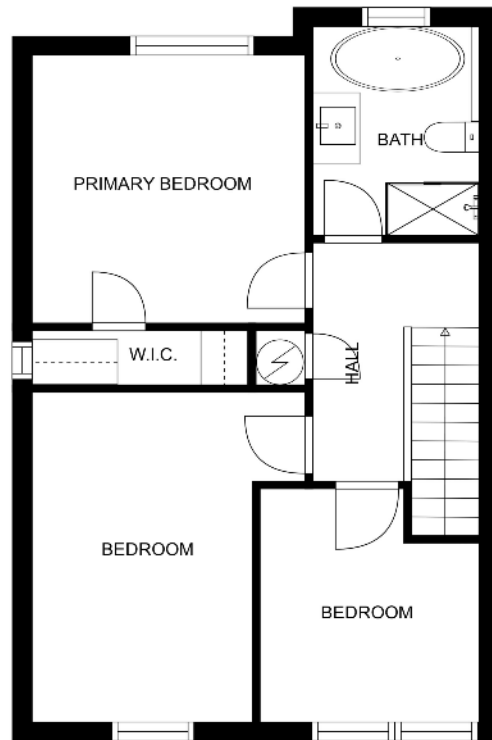
For period April 2023 to March 2024 £1,171.24

Location:

When entering Breton Hall off the Derriaghy Road, turn left and the T-Junction and continue along Breton Hall. Take the first left into Breton Park and continue straight ahead and turn left. no. 33 is located on the right hand side.



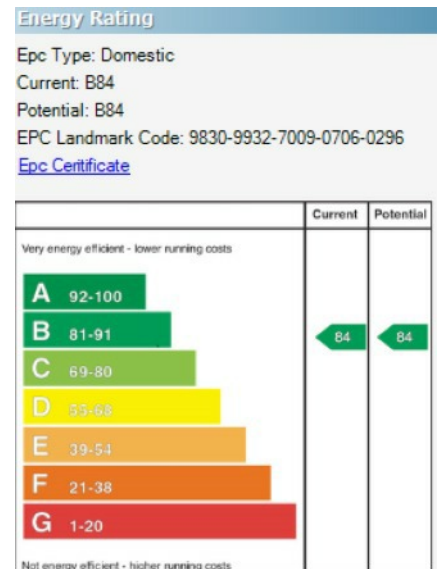
FLOOR 1



FLOOR 2

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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