



2 HOLSTEIN CLOSE, LISBURN, BT28 2GP

- A Most Outstanding And Exceptionally Well Presented Semi Detached Property Occupying An Exclusive Cul De Sac Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Accommodation Extending To Approximately 1210 Square Feet / Attractive Plaster Cornice To Most Rooms
- Lounge With Wall Mounted Gas Fire And Oak Laminated Timber Floor
- Spacious Kitchen And Dining Area With Range Of Integrated Appliances And Double Doors Leading To Private Rear Garden
- Three Good Sized Bedrooms (One With Luxury Shower Room With Chrome Finish Heated Towel Rail)
- Luxury Bathroom With Bath, Shower Cubicle And Polished Porcelain Wall And Floor Tiling

PRICE: OFFERS IN THE REGION OF £255,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C75

REF:DLI70925HG

- Enclosed And Private Rear Garden With Spacious Patio Area
- Garage With Roller Door And Plaster Finish Walls
- Gas Fired Central Heating And PVC Double Glazing
- Excellent C75 Energy Efficiency Rating
- Oak Internal Doors / PVC Fascias And Soffits
- An most impressive property offering a high specification and prime setting, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Composite double glazed entrance door. Polished porcelain tiled floor. Recessed spotlights. Staircase with oak balustrade. Plaster cornice.

CLOAKROOM:

Low flush suite. Close couple low flush WC. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Polished porcelain tiled floor.

SPACIOUS LOUNGE:

5.90m (19'4") x 3.76m (12'4")

Wall mounted gas fire. Recessed spotlights. Plaster cornice. Oak laminated timber floor.

FITTED KITCHEN AND DINING AREA:

5.95m (19'6") x 3.57m (11'9")

Measurement taken to widest points. Range of high and low level units. Oak effect worktops. Franke bowl and a half single drainer stainless steel sink unit. Mixer tap. Integrated oven and 4 ring gas hob. Extractor hood in stainless steel canopy. Integrated fridge freezer and washing machine. Part tiled walls. Recessed spotlights. Plaster cornice. Polished porcelain tiled floor. PVC double glazed double doors leading to private rear garden and patio area.



BEDROOM (1):

5.00m (16'5") x 3.00m (9'10")

Plaster cornice and centre ceiling rose.



LUXURY SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower. mono style mixer tap. Close couple low flush WC. Chrome finish heated towel rail.

PVC panelled walls and ceiling. Recessed spotlights.



BEDROOM (2): 4.51m (14'10") x 3.10m (10'2")

Measurement to include range of built in robes with sliding mirror doors. Oak laminated timber floor. Plaster cornice and ceiling rose.



BEDROOM (3): 3.50m (11'6") x 2.70m (8'10")

Measurement to include staircasing. Oak laminated timber floor. Plaster cornice and ceiling rose.



LUXURY BATHROOM WITH WHITE SUITE: Panelled bath. Centre mount mixer tap and shower attachment. Shower cubicle. Triton electric shower. Pedestal wash hand basin. Mono style mixer tap. Close couple low flush WC. Polished porcelain tiled floor and walls. Separate hotpress.

ROOFSPACE: Folding ladder to partly floored roofspace with light.

OUTSIDE: Tarmac driveway and brickset path to front. Enclosed and private rear garden laid in lawn and mature trees. Paved patio areas to side and rear.

GARAGE: 6.52m (21'5") x 3.18m (10'5")

Roller shutter door. Plaster finish walls. Boarded ceiling. Light and power.

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

RATES PAYABLE: For period April 2025 to March 2026 £1137.25

SERVICE CHARGE: A service charge of £17.71 per month (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



DIRECTIONS: From Knockmore Road turn into Ayrshire Avenue and then left into Holstein Hall. Turn right into Holstein Close. Number 2 is on the right.

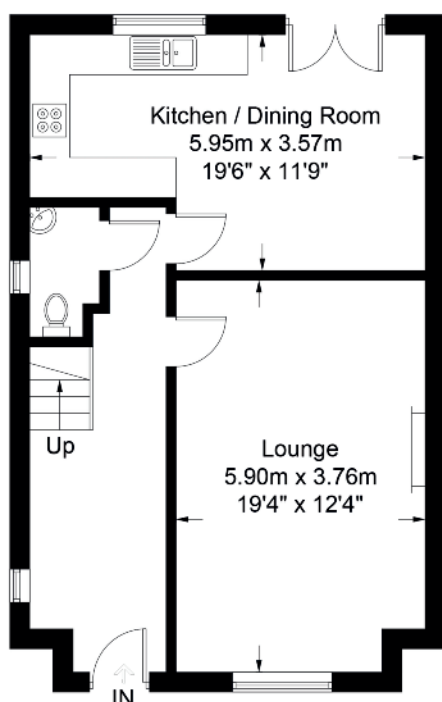
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



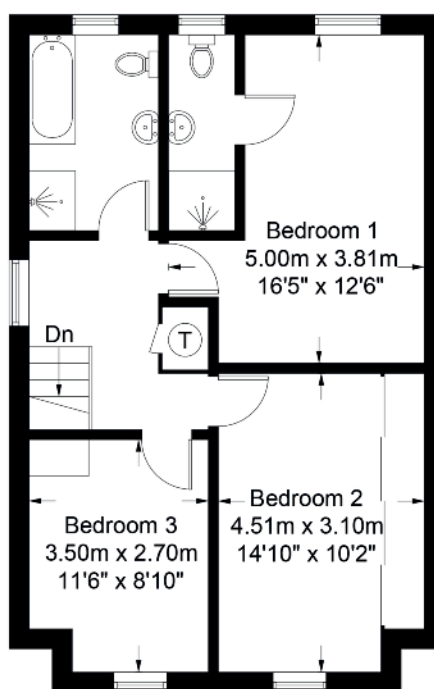
2 Holstein Close, Lisburn, BT28 2GP

Ground Floor = 56.6 sq m / 609 sq ft
First Floor = 56.3 sq m / 606 sq ft
Garage = 20.8 sq m / 224 sq ft
Total = 133.7 sq m / 1439 sq ft

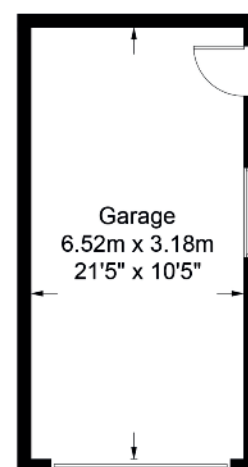
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1239918)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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