

HMK

PROPERTY

Haddington Hill
Lisburn, BT28 3AU

Offers in the region of £315,000



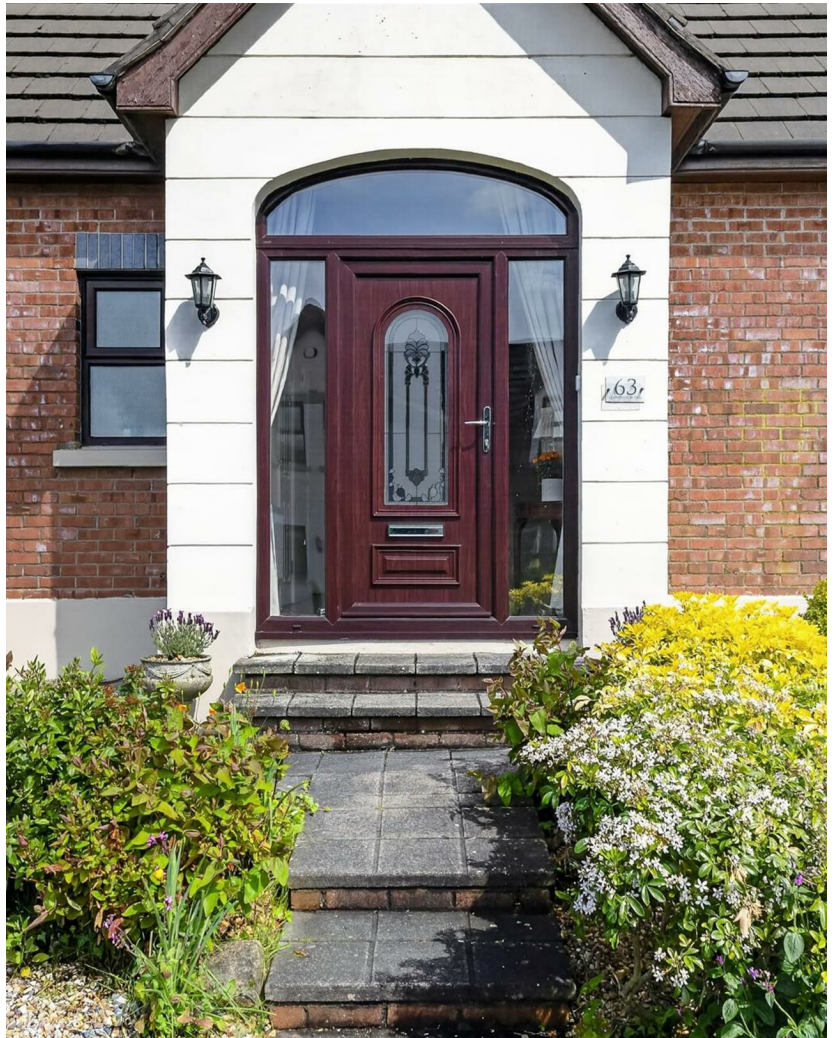
Haddington Hill, Lisburn

HMK Property is delighted to introduce No. 63 Haddington Hill, Lisburn, to the sales market. This spacious red-brick property, occupying a corner site, is located in the quiet, well-established development of Haddington Hill, off Boomers Road, Lisburn. This detached property consists of a bright entrance hall with parquet flooring leading to a large open-plan kitchen/diner with excellent storage, integrated appliances, chequered tiled flooring with access to a separate utility room (plumbed for washer/dryer), and to a child-friendly garden via patio doors. There are two further reception rooms, the living room with a feature open fireplace, parquet flooring, and a large bay window, and a bright lounge, with triple aspect uPVC windows flooding the room with natural light and a separate downstairs W/C. On the first floor are three spacious bedrooms, the master with a stylish en-suite shower room, along with a separate family bathroom with a corner bath, and a low flush W/C. In addition, there is a substantial detached garage with off-street parking and a mature lawn, perfect for entertaining. Haddington Hill was built with family in mind. Given the accommodation on offer and proximity to Belfast, Lisburn, and Hillsborough, No.63 will appeal to a range of potential buyers; early viewing is strongly advised. Contact HMK Property on 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

T 02890397712





The facts you need to know...

- A spacious detached family home in highly sought after location
- A bright welcoming entrance hall with original parquet flooring
- Separate kitchen/diner with direct access to mature lawn via patio doors
- Three excellent bedrooms, master with stylish en-suite shower room
- A child-friendly garden with access to a detached garage with electric
- Located in Haddington, just off Boomers Way ideal for commuters to Lisburn, Belfast and Hillsborough
- Two large reception rooms, living room with large bay window and open fire
- Useful utility space along with separate downstairs W/C
- Family bathroom with corner bath
- An impressive detached property occupying a large corner site, with off street parking





The property comprises...

GROUND FLOOR

Leading to...

ENTRANCE HALL

16'10" x 6'5"

A light, airy entrance hall with parquet flooring

DOWNSTAIRS W/C

5'2" x 3'10"

Vinyl flooring, low flush W/C, tiled splashback

LIVING ROOM

20'10" x 12'0"

Large living room with bay window, open fire with stone mantlepiece, parquet flooring, dado rail, cornice ceiling, and ceiling rose





The property comprises...

RECEPTION TWO

12'8" x 10'5"

Bright tri-aspect outlook lounge with laminate flooring, cornice ceiling, and dado rail

KITCHEN/DINING

19'6" x 11'8"

Large kitchen/diner with chequered tile flooring, ample high and low-level storage, laminate worktop, integrated appliances to include a new electric hob with oven under and extractor fan above. Partially tiled walls, patio doors to a mature garden, and access to utility

UTILITY ROOM

7'11" x 5'2"

Plumbed for washer and dryer, free-standing storage, with access to side garden and garage.





The property comprises...

FIRST FLOOR

Carpeted landing with built-in airing cupboard.

MASTER BEDROOM

14'4" x 11'0"

A tastefully decorated master with laminate flooring, large picture window with dado rails and skirting

ENSUITE

10'5" x 5'6"

Large shower room with corner shower, pedestal sink, low flush W/C, partially tiled walls, laminate flooring and Velux window

BEDROOM TWO

11'8" x 9'4"

Bright double bedroom with dado rails and skirting, overlooking mature garden

BEDROOM THREE

11'8" x 8'3"

Bright double bedroom with laminate flooring

FAMILY BATHROOM

7'10" x 6'4"

Large corner bath with telephone, hand-held shower, low flush W/C, vinyl flooring, and recessed spotlights

OUTSIDE

A mature enclosed lawn, and well-maintained gardens to the front and other side

DETACHED GARAGE

24'2" x 11'3"

A large detached garage perfect for storage, and off-street parking







Additional Information

No. 63 Haddington Hill is in a prime location, just off Boomers Road. Lisburn City Centre, Belfast, and Royal Hillsborough are all easily accessible with a host of independent retailers, cafes, and restaurants all on your doorstep. Haddington Hill sits within the catchment area of many leading grammar and secondary schools. Early viewing is strongly advised.

Need to sell to buy? Contact Hannah Kennedy today for a free property valuation. Tel: 02890397712

ENERGY EFFICIENCY RATING

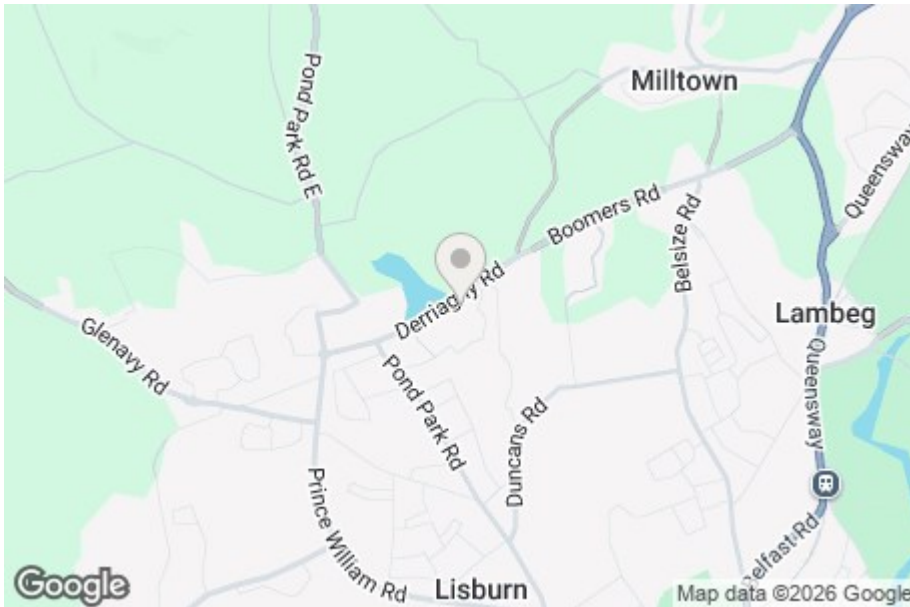
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

VIEWING

By appointment with HMK Property

Location

Haddington Hill is located off Boomers Road, Lisburn. No.63 is on the left-hand side, before the junction.



HMK Property - Sales - Lettings - Management - Mortgages

HMK Property
8 Grand Parade
Belfast
BT5 5HH
T: 02890397712
E: info@hmkproperty.com

www.hmkproperty.com

Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

Contact HMK today for a free property valuation 02890397712



DISCLAIMER

HMK Property have endeavoured to prepare these sales particulars as accurately and reliably as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and agents do not give any warranty in relation to the property. We would recommend that all information contained in this brochure is verified by yourself or your professional advisors. Services, fittings, and equipment referred to in the sales details have not been tested and no warranty is given to their condition. All measurements contained within this brochure are approximate.



Please Note: This floorplan is for illustration purposes only
Plan produced using PlanUp
63 Haddington Hill, Lisburn