

3 The Square  
Ballynahinch  
BT24 8AE

49 - 51 Market Street  
Downpatrick  
BT30 6LP

3 Newry Street  
Banbridge  
BT32 3EA

Sales and lettings:  
[banbridge@quinnestateagents.com](mailto:banbridge@quinnestateagents.com)  
[ballynahinch@quinnestateagents.com](mailto:ballynahinch@quinnestateagents.com)  
[downpatrick@quinnestateagents.com](mailto:downpatrick@quinnestateagents.com)  
[www.quinnestateagents.com](http://www.quinnestateagents.com)

T 028 9756 4400

T 028 4461 2100

T 028 4062 2226

QUINN

Property Sales & Letting Specialists



4 Legacurry Road  
Lisburn  
BT27 5LZ

Offers In The Region Of  
£159,950

- Semi Detached House
- Three Good Sized Bedrooms, Master Ensuite
- Open Plan Kitchen/ Dining
- Separate Utility Room
- Spacious Lounge
- Ground Floor W.C
- First Floor Family Bathroom
- Detached Garage
- South Facing & Private Rear Garden
- Early Viewing Highly Reccomended

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C	77	79
D		
E		
F		
G		
Not energy efficient - higher running costs		

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This delightful semi detached home has a lot to offer its next owners. On the ground floor the property comprises bright entrance hallway leading to open plan kitchen dining with separate utility, W.C, spacious living room with french doors leading to the private rear garden. On the first floor you have three reasonably sized bedrooms, master ensuite and a family bathroom. Externally the house comes with a detached garage and a completely private and south facing garden with a well maintained grass lawn. The property is located in the small hamlet in Ravernet between Lisburn and Hillsborough. Ideal first time home and early viewing would be recommended, just call 02840622226 to get booked in.

### ACCOMMODATION COMPRISES

**ENTRANCE HALL**  
Under stair storage.

**KITCHEN**  
13' 4" x 9' 2" (4.06m x 2.79m)  
Fitted kitchen fitted with hob, oven and extractor. Space for dining table.

**W.C**  
7' 3" x 3' 0" (2.21m x 0.91m)  
Fitted with wash hand basin and W.C.

**LIVING ROOM**  
10' 9" x 16' 6" (3.28m x 5.03m)  
Spacious room with patio doors leading to outside.

### FIRST FLOOR

**BEDROOM ONE**  
13' 1" x 9' 3" (3.99m x 2.82m)

**ENSUITE**  
Fitted with W.C, wash hand basin and fully tiled shower cubicle.

**BEDROOM TWO**  
10' 10" x 9' 3" (3.3m x 2.82m)  
Rear view aspect.

**BEDROOM THREE**  
10' 10" x 7' 0" (3.3m x 2.13m)  
Rear view aspect.

**BATHROOM**  
8' 2" x 6' 11" (2.49m x 2.11m)  
Fitted with white three piece suite to include W.C, wash hand basin and bath with shower overhead.

**OUTSIDE**  
Ample off road parking to side leading to the detached garage to the front. To the rear you have a great sized rear garden with grass lawn and benefiting from the south facing aspect.

**GARAGE**  
18' 10" x 11' 2" (5.74m x 3.4m)



### Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or installations have been tested in anyway whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

### Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.