



93 HILDEN COURT, LISBURN, BT27 4YL

- A Well Presented Mid Terrace Property Occupying A Prime End Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Porch With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Decorative Wooden And Granite Fireplace And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Large Conservatory With PVC Double Glazed Door To Rear Decking Area And Garden
- Three Bedrooms With Laminated Timber Floor (One With Built In Robes With Sliding Mirror Doors)
- Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £134,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D64

REF: MK090821SR

- Two Carparking Spaces To Front
- Lower Rear Decking Area To Lower Lawn Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors



ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

PVC double glazed entrance door. Laminated timber floor.

LOUNGE:

15' 8" x 11' 1" (4.77m x 3.39m)

Decorative wooden and granite fireplace with flame effect and coal effect electric fire. Laminated timber floor. Bow window.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

15' 8" x 9' 9" (4.77m x 2.98m)

Range of high and low level units. Solid wood block work surfaces. Integrated Hotpoint oven. Integrated hob. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated fridge freezer. Plumbed for washing machine. Plumbed for dishwasher. Storage under stairs with light. Part tiled walls. Tiled floor. PVC double glazed door to conservatory.



LARGE CONSERVATORY:

14' 10" x 13' 3" (4.53m x 4.05m)

Measurements taken to widest points. PVC double glazed door to rear decking area and garden. Tiled floor.



FIRST FLOOR

BEDROOM (1):

11' 1" x 10' 1" (3.38m x 3.07m)

Measurements taken to widest points. Laminated timber floor.



BEDROOM (2):

14' 6" x 9' 5" (4.43m x 2.87m)

Measurements taken to widest points. Built in robes with sliding mirror doors. Laminated timber floor.



BEDROOM (3):

13' 8" x 8' 6" (4.17m x 2.58m)

Measurements taken to widest points. Laminated timber floor.

TILED BATHROOM:

White suite. Bath with mixer tap and Mira Sprint electric shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Chrome finish heated towel rail. Separate hotpress on landing.



OUTSIDE

Two carparking spaces to front. Paved path to entrance door. Paved path to lower decking area. Lower lawn area with pavior brickset path. PVC oil storage tank. Brickset boiler house with oil fired boiler. Outside tap and light.



TENURE:

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

RATES PAYABLE:

For period April 2021 to March 2022 £676.55

DIRECTIONS

From Grand Street turn into Hilden Court. Proceed to the end of the road and turn left. Number 93 is on the left.

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



93 Hilden Court

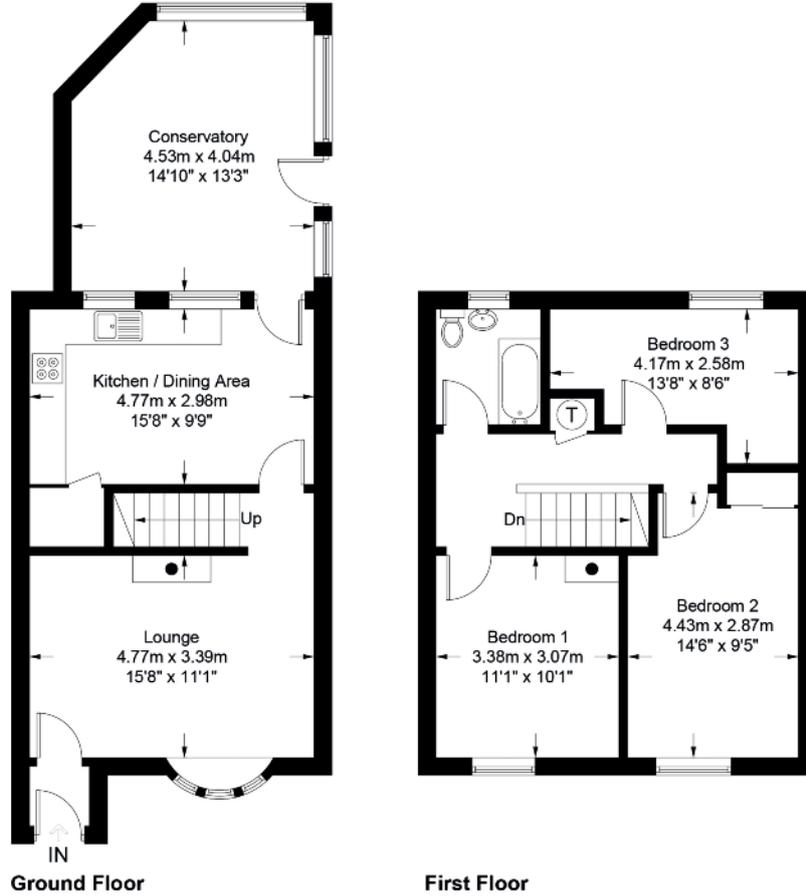


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID786264)



VALUATION SERVICE

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

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