



50 HILDEN COURT, LISBURN, BT27 4YN

- An Exceptionally Well Presented End Terrace Property Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Hilden Train Halt
- Entrance Porch With PVC Double Glazed Entrance Door And Tiled Floor
- Lounge With Wooden And Granite Fireplace And Laminated Timber Floor
- Kitchen/Dining Area
- Sunroom With PVC Double Glazed French Doors To Rear Patio Area And Garden
- Three Bedrooms (One With Built In Robes With Sliding Mirror Doors And Fitted Interior)
- Modern Fitted Tiled Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £154,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E44

REF: DL300425SR

- Part Floored Roofspace With Slingsby Style Ladder
- Driveway To Front With Gravelset Flowerbed
- Enclosed And Spacious South Facing Rear Garden Laid In Lawn With Paved Patio Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows



ACCOMMODATION

Measurements are approximate.

ENTRANCE PORCH:

PVC double glazed entrance door. Tiled floor. Spotlight.

LOUNGE:

15' 7" x 12' 7" (4.76m x 3.83m)

Wooden and granite fireplace with open fire. Laminated timber floor. Bow window.



KITCHEN/DINING AREA:

15' 7" x 9' 2" (4.75m x 2.79m)

Range of high and low level units. Granite effect round edge work surfaces. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Part tiled walls. Storage under stairs with light and power and plumbed for washing machine. Open plan to sunroom.



SUNROOM:

12' 8" x 9' 10" (3.85m x 3.00m)

PVC double glazed French doors to rear patio area and garden. Tiled floor. Recessed spotlights. Open plan to kitchen/dining area.



FIRST FLOOR

BEDROOM (1):

12' 5" x 8' 6" (3.79m x 2.59m)

Built in robes with sliding mirror doors and fitted interior.



BEDROOM (2):

10' 9" x 8' 10" (3.28m x 2.68m)

Measurements to include built in storage.



BEDROOM (3):

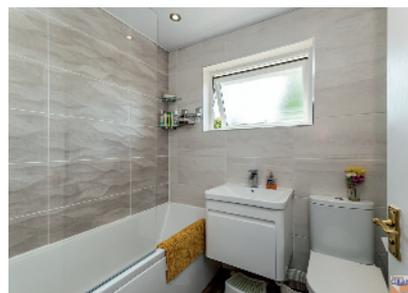
9' 0" x 6' 9" (2.74m x 2.07m)

Measurements taken to widest points.



MODERN FITTED TILED BATHROOM:

White suite. Panelled bath with mixer tap and Triton electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Wood effect tiled floor. Recessed spotlights. Separate hotpress on landing.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Driveway to front with gravelset flowerbed. Enclosed and spacious South facing rear garden laid in lawn with paved patio area. Flowerbed with mature shrubbery. Outside tap and light. Boiler house with oil fired boiler. PVC oil storage tank.



DIRECTIONS

From Grand Street turn onto Hilden Court. Take the second right into the cul de sac. Number 50 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.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £804.75



50 Hilden Court

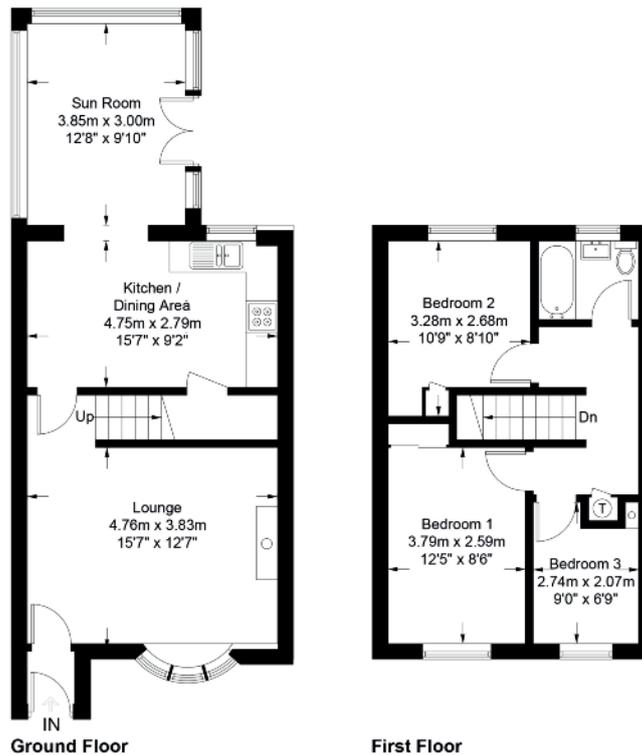


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID751427)

VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.