



4 WHITEHILL MEWS, LISBURN, BT28 2EH

- A Well Presented Mid Terrace Property Occupying A Prime Cul De Sac Setting Within This Popular and Convenient Residential Location
- Entrance Hall With Hardwood Double Glazed Entrance Door
- Cloakroom With Low Flush Suite
- Spacious Lounge With Wooden And Tiled Fireplace Plus Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Gas Hob
- Three Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite Including Chrome Finish Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C75

REF: DL230525SR

- Two Carparking Spaces To Front
- Enclosed Rear Garden
- Oil Fired Central Heating System
- PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Hardwood double glazed entrance door. Storage under stairs.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc.

LOUNGE:

17' 1" x 12' 0" (5.21m x 3.66m)

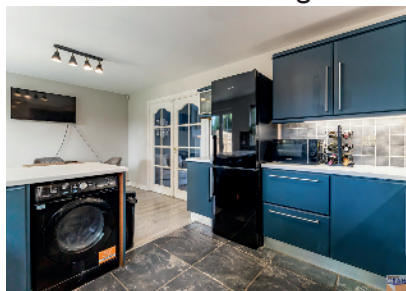
Wooden and tiled fireplace with open fire. Laminated timber floor. Double doors through to kitchen/dining area.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

18' 6" x 10' 11" (5.65m x 3.34m)

Range of high and low level units. Round edge work surfaces. Integrated oven and gas hob. Neff extractor unit in stainless steel canopy. Bowl and a half stainless steel sink unit with mixer tap. Space for fridge freezer. Plumbed for washing machine. Part tiled walls. Tiled floor in kitchen area. Laminated timber floor in dining area. Under unit lighting. PVC double glazed double doors to rear garden.



FIRST FLOOR

BEDROOM (1):

10' 10" x 7' 2" (3.31m x 2.19m)

Measurements taken to widest points.



SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower.

Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.

BEDROOM (2):

11' 1" x 10' 10" (3.39m x 3.30m)



BEDROOM (3):

10' 0" x 7' 5" (3.04m x 2.25m)

Measurements taken to widest points.

Laminated timber floor.

BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Separate hotpress on landing.



OUTSIDE

Two carparking spaces to front. Enclosed rear garden. Outside tap and light. PVC storage tank. Oil fired boiler.



DIRECTIONS

From Causeway End Road turn onto Whitehill Lodge. Turn right onto Whitehill Mews. Number 4 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.



TENURE:

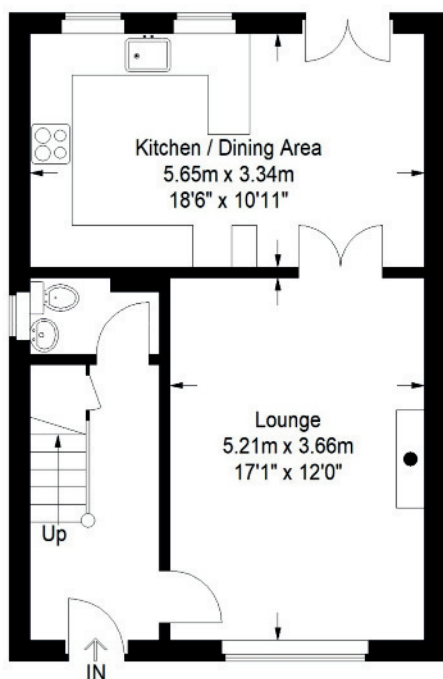
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

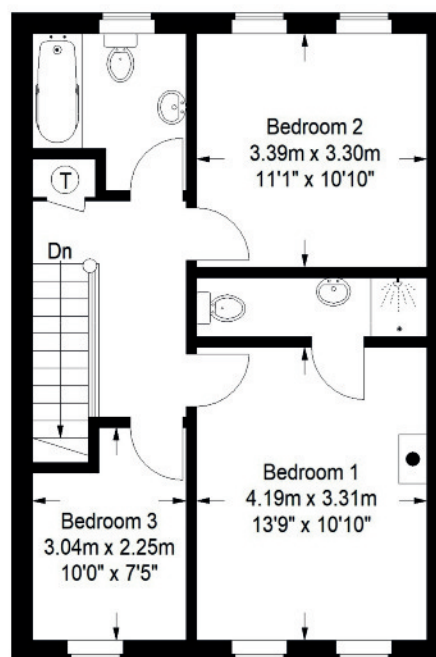
For period April 2025 to March 2026 £955.29

4 Whitehill Mews

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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VALUATION SERVICE

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

www.hgraham.co.uk

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