



• An Extended Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Lisburn City Centre

- Deceptively Spacious Interior Extending To Approximately 1,200 Square Feet
- Entrance Hall With PVC Entrance Door And Laminated Timber Floor
- Lounge/Dining Area With Brick Built Fireplace With Marble Hearth
- Spacious And Extended Kitchen/Dining Area With Integrated Appliances
- Utility Room With Built In Units / Cloakroom With Low Flush Suite
- Four Bedrooms (One With Laminated Timber Floor)

PRICE: OFFERS IN THE REGION OF £149,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D59

REF: DL250625SR

- Bathroom With White Suite
- Small Forecourt To Front
- Small Rear Garden Plus Enclosed Yard Area
- Oil Fired Central Heating System
- Mostly PVC Double Glazed Windows
- An Excellent Starter Home Or Investment Property

ACCOMMODATION

Measurements are approximate.

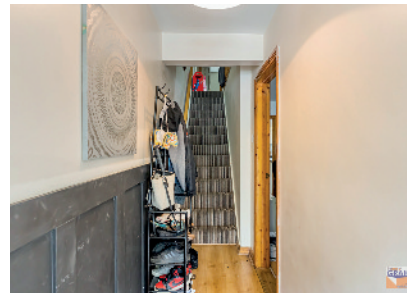
ENTRANCE HALL:

PVC entrance door. Laminated timber floor.

LOUNGE/DINING AREA:

22' 6" x 10' 4" (6.85m x 3.14m)

Measurements taken to widest points. Brick built fireplace with marble hearth. Laminated timber floor. Storage under stairs with light.



EXTENDED KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

14' 8" x 13' 2" (4.47m x 4.02m)

Range of high and low level units. Wood strip effect round edge work surfaces. Franke single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven and hob. Extractor unit in stainless steel canopy. Plumbed for dishwasher. Spotlights.



UTILITY ROOM:

9' 0" x 6' 3" (2.74m x 1.90m)

Built in units. Granite effect round edge work surface. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. PVC double glazed back door. Tiled floor.



CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal washhand basin with tiled splashback. Tiled floor.

FIRST FLOOR

BEDROOM (1):

13' 7" x 10' 1" (4.13m x 3.07m)

Laminated timber floor.



BEDROOM (2):

12' 2" x 7' 9" (3.70m x 2.36m)

Velux roof window.



BEDROOM (3):

13' 4" x 6' 7" (4.06m x 2.01m)



BEDROOM (4):

9' 7" x 7' 7" (2.93m x 2.30m)



BATHROOM:

White suite. Panelled bath (slight damage) with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Separate hotpress on landing.



OUTSIDE

Small forecourt to front. Enclosed small rear garden. PVC oil storage tank. Enclosed yard area. Boiler house with oil fired boiler. Outside tap and light. (Please note, there is a right of way access across the rear of the property).

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 £727.84

DIRECTIONS

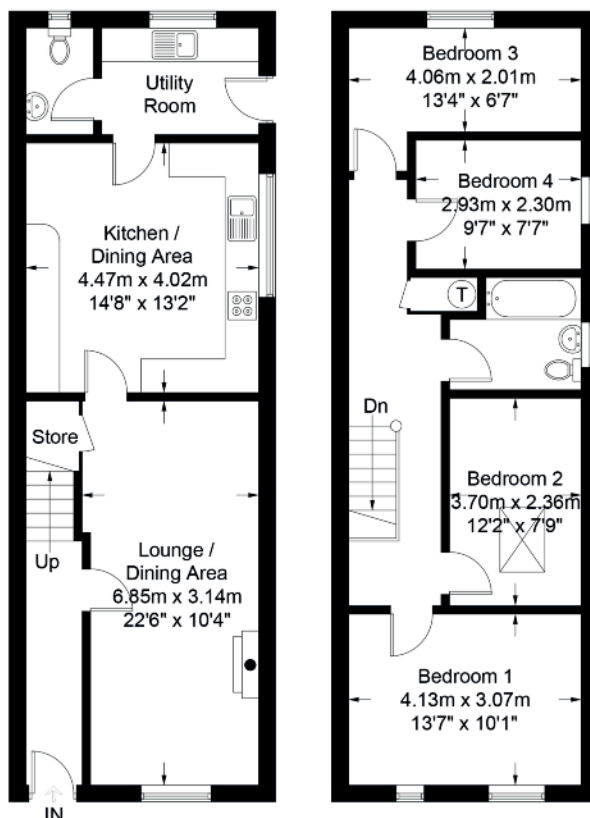
From Wesley Street proceed onto Low Road. 60 Wesley Terrace is on the right.

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



60 Wesley Terrace, Lisburn

Approximate Gross Internal Area
Ground Floor = 56.3 sq m / 606 sq ft
First Floor = 56 sq m / 603 sq ft
Total = 112.3 sq m / 1209 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID498757)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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