



18 SKYLINE DRIVE, LISBURN, BT27 4HH

- An End Terrace Property Occupying A Spacious Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Decorative Wooden And Marble Fireplace Plus Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Bedrooms (One With Built In Storage Cupboard)
- Shower Room
- Tarmac Driveway And Parking Area To Front With Double Gates

PRICE: OFFERS IN THE REGION OF £164,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D67

REF: DL080725SR

- Tarmac And Paved Area To Rear Plus Enclosed And Spacious Paved Patio Garden
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Laminated timber floor.



LOUNGE:

14' 1" x 12' 1" (4.29m x 3.69m)

Measurements taken to widest points. Decorative wooden and marble fireplace with coal effect electric fire. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

17' 3" x 11' 1" (5.26m x 3.39m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Concealed extractor unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls. Tiled floor in kitchen area. Laminated timber floor in dining area. PVC double glazed door to rear patio garden.



FIRST FLOOR

BEDROOM (1):

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

Measurements taken to widest points and to include built in storage cupboard.



BEDROOM (2):

12' 1" x 9' 6" (3.69m x 2.89m)

BEDROOM (3):

9' 2" x 7' 7" (2.79m x 2.30m)

Measurements to include stair box.



SHOWER ROOM:

Shower area with Redring electric shower. Pedestal wash hand basin. Close couple low flush wc. Chrome finish heated towel rail. PVC panelled walls. Laminated tiled floor. Separate storage cupboard on landing with Worcester gas fired boiler.



OUTSIDE

Tarmac driveway and parking area to front with double gates. Tarmac and paved area to rear. Enclosed and spacious rear paved patio garden. Garden shed. Outside tap and light.

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 2025 to March 2026 £864.31

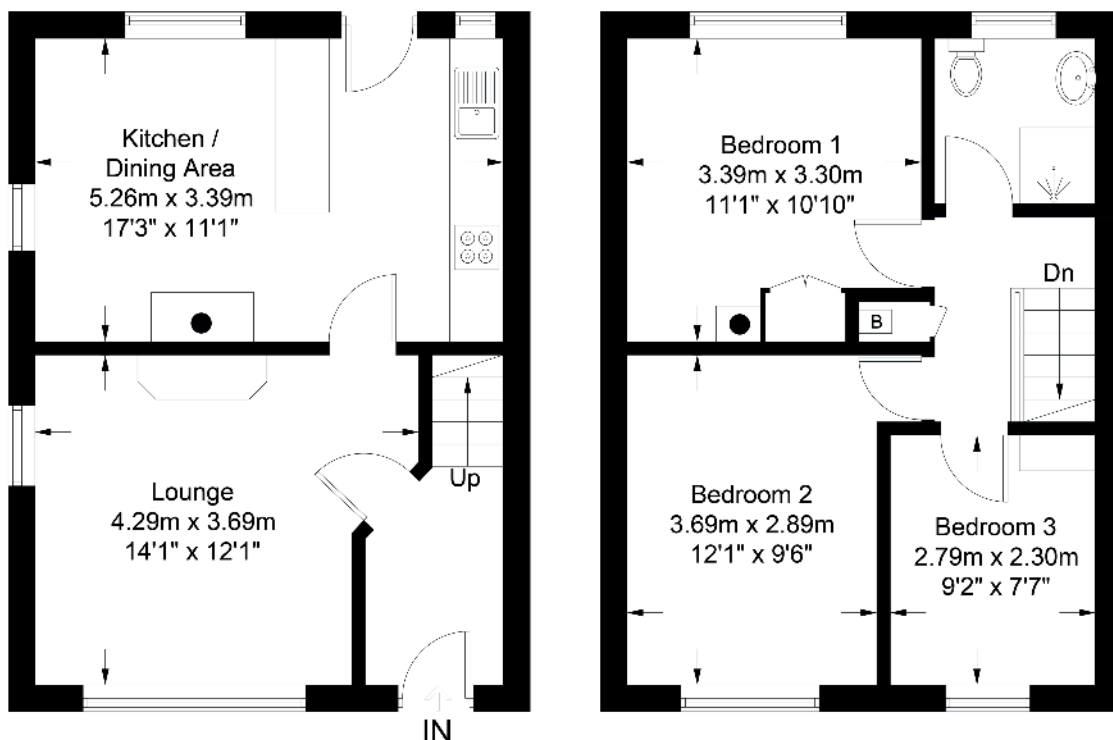
DIRECTIONS

From Belsize Road turn onto Skyline Drive. Number 18 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.



18 Skyline Drive



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219501)



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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