



34 BALLINDERRY ROAD, LISBURN, BT28 1UG

- A Semi Detached Property Occupying A Pleasant And Spacious Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With Glazed And Panelled Entrance Door
- Lounge/Dining Area With Stone And Tiled Fireplace
- Kitchen
- Three Good Sized Bedrooms (One With Built In Storage Cupboard)
- Modern Shower Room With Chrome Finish Heated Towel Rail
- Spacious Front Garden Laid In Lawn With Mature Trees And Shrubbery

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E47

REF: DL100725SR

- Rear Paved Patio Area Plus Garden Laid In Lawn Surround By Mature Trees
- Tarmac Driveway To Rear With Double Gates
- External Utility Store Plumbed For Washing Machine
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Glazed and panelled entrance door with double glazed side panel. Storage under stairs.

LOUNGE/DINING AREA:

24' 0" x 12' 0" (7.31m x 3.67m)

Measurements taken to widest points. Stone and tiled fireplace. Coal effect gas fire (decommissioned).



KITCHEN:

8' 10" x 7' 11" (2.70m x 2.42m)

Range of high and low level units. Round edge work surfaces. Integrated Zanussi oven. Integrated hob (some knobs not working). Extractor unit. Single drainer stainless steel sink unit with mixer tap. Space for fridge freezer. Plumbed for dishwasher. Tiled walls. Tiled floor. Glazed and panelled door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

12' 4" x 10' 4" (3.77m x 3.15m)



BEDROOM (2):

11' 2" x 9' 9" (3.40m x 2.96m)

BEDROOM (3):

8' 7" x 7' 11" (2.62m x 2.41m)

Measurements to include built in storage cupboard.



MODERN SHOWER ROOM:

Shower enclosure with Mira Vie electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. PVC panelled walls. Laminated tiled floor. Recessed spotlights. Separate hotpress on landing.



OUTSIDE

Spacious front garden laid in lawn with mature trees and shrubbery. Tarmac path with gated entrance. Paved area to entrance door. Side garden laid in lawn. Tarmac path to side. Tarmac driveway to rear with double gates. Paved patio area to rear. Rear garden laid in lawn surrounded by mature trees. Pond. Paved patio area with greenhouse and garden shed. PVC oil storage tank. Outside tap and light.



EXTERNAL UTILITY STORE:

5' 5" x 3' 0" (1.65m x 0.91m)

Light and power. Plumbed for washing machine. Oil fired boiler.

DIRECTIONS

From Moira Road/Longstone Street turn onto Ballinderry Road. Number 34 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 £13, we recommend the purchaser and their solicitor verify the details.

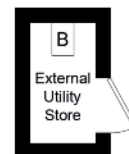
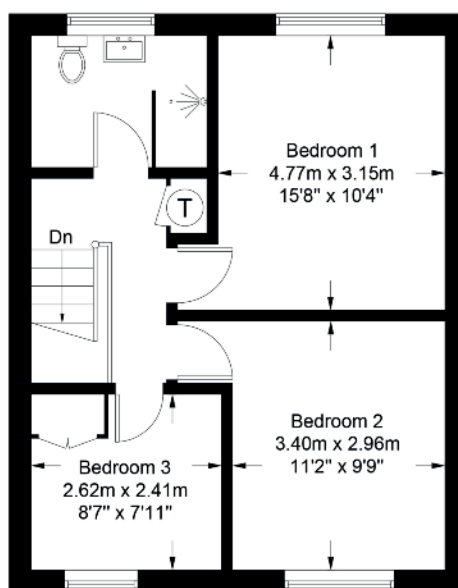
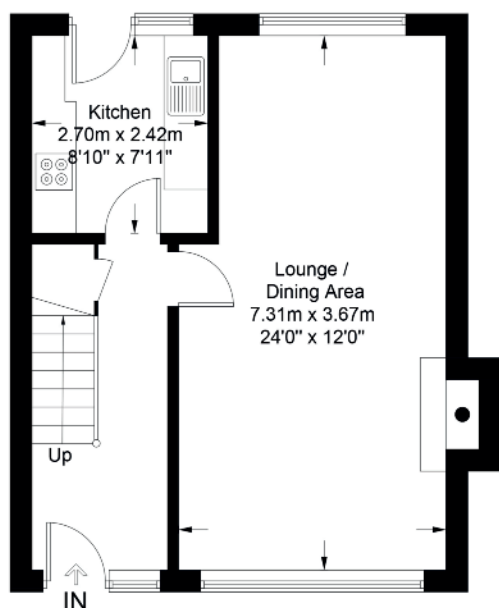
RATES PAYABLE:

For period April 2025 to March 2026 £1,273.72



34 Ballinderry Road

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 61 D |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co @ (ID1220808)

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