



## 60 BEECHLAND DRIVE, LISBURN, BT28 1HS

- A Well Presented End Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Lisburn City Centre
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Solid Wood Floor
- Spacious Lounge With Bow Window And Mahogany And Granite Fireplace With Coal Effect Gas Fire
- Conservatory With Double Glazed Double Doors To Rear Garden
- Kitchen/Dining Area With Integrated Oven And Hob
- Tiled Bathroom With White Suite Including Wood Panelled Jacuzzi Bath
- Two Good Sized Bedrooms (One With Cloakroom With Low Flush Suite)
- Study With Laminated Timber Floor

**PRICE: OFFERS IN THE REGION OF £99,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D67**

**REF: MK240620SR**

- Partly Floored Roofspace With Worcester Gas Fired Boiler
- Enclosed Rear Garden Laid In Lawn With Feature Waterfall And Pond / Garden To Front Laid In Lawn With Driveway
- Gas Fired Central Heating System
- Mahogany Effect PVC Fascias And Soffits
- Majority Mahogany Effect PVC Double Glazed Windows



## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door. Solid wood floor.



### LOUNGE:

**19' 11" x 10' 1" (6.08m x 3.08m)**

Measurements taken to widest points. Mahogany and granite fireplace with coal effect gas fire. Bow window.



### CONSERVATORY:

**10' 1" x 10' 1" (3.08m x 3.07m)**

Double glazed double doors to Rear Garden. Solid wood floor.

### KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

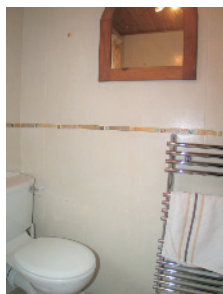
**12' 10" x 10' 1" (3.92m x 3.08m)**

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Concealed extractor hood. Bowl and a half stainless steel sink unit with mixer tap. Part tiled walls. Tiled floor. Recessed spotlights. Storage cupboard. Double doors through to Conservatory.



### TILED BATHROOM:

White suite. Wood panelled Jacuzzi bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor.



## FIRST FLOOR

### BEDROOM (1):

12' 11" x 11' 1" (3.94m x 3.37m)

Measurements taken to widest points.

### CLOAKROOM:

Low flush suite. Vanity unit with wash hand basin. Close couple low flush wc. Laminated timber floor. Recessed spotlights.

### BEDROOM (2):

13' 1" x 9' 5" (4.0m x 2.86m)

Measurements taken to widest points. Built in robe.

### STUDY:

6' 7" x 6' 7" (2.0m x 2.0m)

Laminated timber floor.

### ROOFSPACE:

Worcester gas fired boiler. Sliding aluminum ladder. Partly floored. Light

## OUTSIDE

Enclosed rear garden laid in lawn with paved patio area. Feature waterfall and pond. Gravelset area. Flowerbeds. Outside tap and light. Garden to Front laid in lawn with driveway.

### EXTERNAL STORE:

10' 2" x 3' 9" (3.10m x 1.14m)

High and low level units. Granite effect work surface. Light and power. Plumbed for washing machine.

### TENURE:

We are advised by the vendor that the property is freehold, we would recommend the purchaser and their solicitor verify the details.

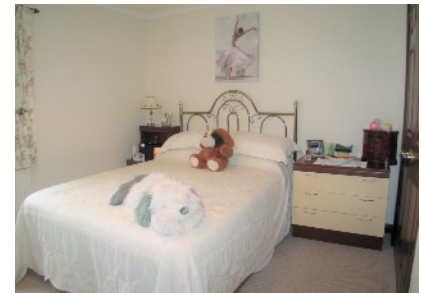
### RATES PAYABLE:

Period April 2020 to March 2021 £579.90

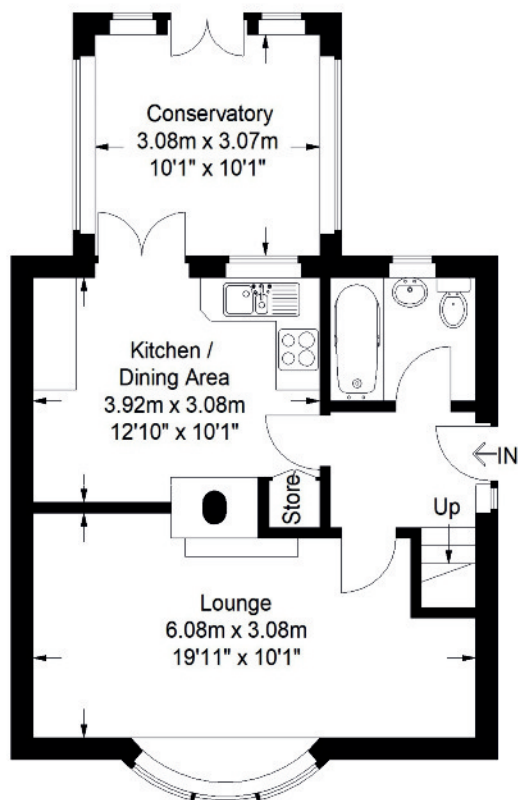
### DIRECTIONS

From Warren Gardens turn onto Beechland Drive. Number 60 is on the left.

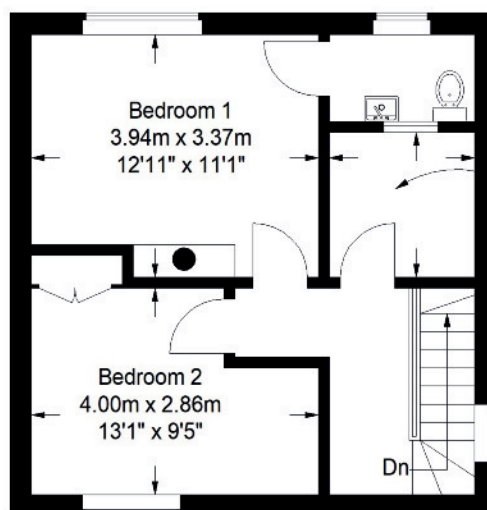
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 60 Beechland Drive



Ground Floor



First Floor

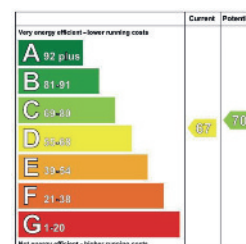
Study  
2.00m x 2.00m  
6'7" x 6'7"



External Store  
3.10m x 1.14m  
10'2" x 3'9"

(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 648871)



## 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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