



## **50 HADDINGTON HILL, LISBURN, BT28 3AU**

- A Most Outstanding And Exceptionally Well Presented Detached Chalet Style Property Situated Within This Highly Desirable Residential Location In Close Proximity To Lisburn City Centre
- Entrance Hall With Hardwood Double Glazed Entrance Door
- Spacious Lounge With Large Bay Window And Mahogany And Marble Effect Tiled Fireplace
- Separate Family Room With Mahogany Effect PVC Double Glazed Sliding Patio Door
- Luxury Fitted Kitchen/Dining Area With Integrated Appliances
- Extended Luxury Fitted Shower Room With Large Quadrant Shower Cubicle
- Three Bedrooms (Master With Two Large Built In Robes)
- Luxury Fitted Tiled Bathroom With White Suite Including Quadrant Shower Cubicle

**PRICE: OFFERS IN THE REGION OF £224,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C6I**

**REF: MK050820SR**

- Enclosed And Private Rear Garden Laid In Lawn With Paved Patio Area / Garden To Front Laid In Lawn With Pavior Brickset Driveway
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System / Alarm System
- Double Glazed Windows In Hardwood Frame



## ACCOMMODATION

Measurements are approximate

### OPEN ENTRANCE PORCH

#### ENTRANCE HALL:

Hardwood double glazed entrance door with side panel. Cloakroom.

#### LOUNGE:

**16' 8" x 14' 4" (5.09m x 4.37m)**

Measurements taken into large bay window. Mahogany and Marble effect tiled fireplace with open fire.



#### FAMILY ROOM:

**13' 4" x 9' 9" (4.06m x 2.96m)**

Mahogany PVC double glazed sliding patio door to Rear Patio Area and Garden.



### LUXURY FITTED KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

**16' 8" x 11' 8" (5.08m x 3.56m)**

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated dishwasher. Integrated fridge. Under unit lighting. Part tiled walls. Tiled floor. Recessed spotlights. Double glazed door to Driveway.



### LUXURY FITTED SHOWER ROOM:

Large quadrant shower cubicle with Redring electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor.





## FIRST FLOOR

### BEDROOM (1):

14' 2" x 10' 2" (4.32m x 3.11m)

Two large built in robes.



### BEDROOM (2):

9' 9" x 9' 2" (2.96m x 2.80m)



### BEDROOM (3):

9' 9" x 7' 8" (2.96m x 2.33m)



### LUXURY FITTED TILED BATHROOM:

White suite. Quadrant shower cubicle with thermostatic shower. Panelled bath with centre mount mixer tap. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Separate hotpress.



## OUTSIDE

Enclosed and private rear garden laid in lawn with paved patio area. Outside tap and light. PVC oil storage tank. Garden to Front laid in lawn with pavior brickset driveway. Paved path to Open Entrance Porch.

### DETACHED GARAGE:

21' 3" x 11' 10" (6.47m x 3.61m)

Up and over door. Light and power. Oil fired boiler. Plumbed for washing machine.

### TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £50, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2020 to March 2021 £1353.10

### DIRECTIONS

From Derriaghy Road turn into Haddington Hill. At the end of the road turn left then turn right. Number 50 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.



## 50 Haddington Hill

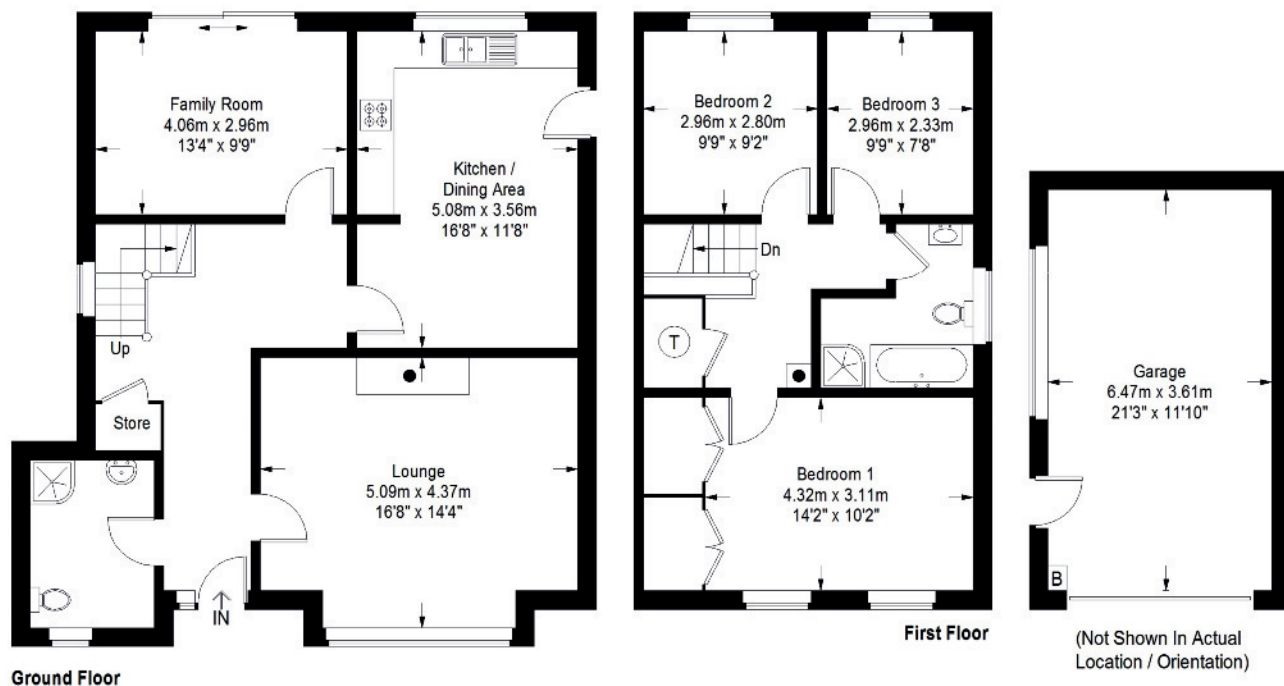
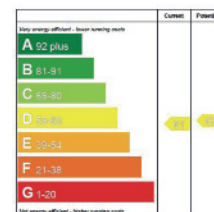


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID668126)



## 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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