



24 BARRACK HILL, STONEYFORD, LISBURN, BT28 3WL

- A Most Impressive And Exceptionally Well Presented Townhouse Occupying A Prime Cul De Sac Setting Situated Within This Popular Residential Location
- Entrance Hall With Composite PVC Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Spacious Lounge With Limestone Effect And Granite Fireplace
- Luxury Fitted Kitchen/Dining Area With Range Of Integrated Appliances
- Three Good Sized Bedrooms (Master With Luxury Fitted Shower Room Ensuite)
- Luxury Fitted Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C79

REF: MK110920SR

- Enclosed Rear Garden Laid In Lawns With Paved Patio Area
- Garden To Front Laid In Gravel With Tarmac Driveway
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors



ACCOMMODATION

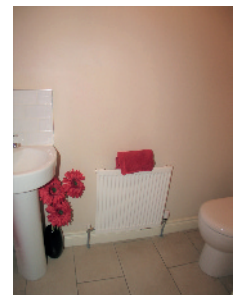
Measurements are approximate

ENTRANCE HALL:

Composite PVC double glazed entrance door. Storage under stairs. Tiled floor.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



LOUNGE:

16' 5" x 11' 1" (5.01m x 3.37m)

Limestone effect and granite fireplace with open fire. Laminated timber floor. Double doors through to kitchen/dining area.



LUXURY FITTED KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

18' 3" x 11' 5" (5.57m x 3.47m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel canopy. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Bowl and a half single drainer stainless steel sink unit with mixer tap. Tiled floor. PVC double glazed French doors to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

11' 4" x 10' 7" (3.46m x 3.23m)



LUXURY FITTED SHOWER ROOM EN SUITE:

Shower cubicle with PVC panelled walls and thermostatic shower. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor.



BEDROOM (2):

12' 10" x 9' 3" (3.92m x 2.83m)



BEDROOM (3):

9' 3" x 8' 8" (2.83m x 2.63m)

Laminated timber floor.

LUXURY FITTED BATHROOM:

White suite. Panelled bath with centre mount mixer tap and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Separate hotpress.



OUTSIDE

Enclosed rear garden laid in lawns with paved patio area. Outside light. PVC oil storage tank. Oil fired boiler. Garden to front laid in gravel with tarmac driveway.

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 2020 to March 2021 TBC

SERVICE CHARGE: A service charge of £102.24 (at present) is payable half yearly to cover general maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS

From Stoneyford Road turn into Barrack Hill. Number 24 is straight ahead.

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



24 Barrack Hill

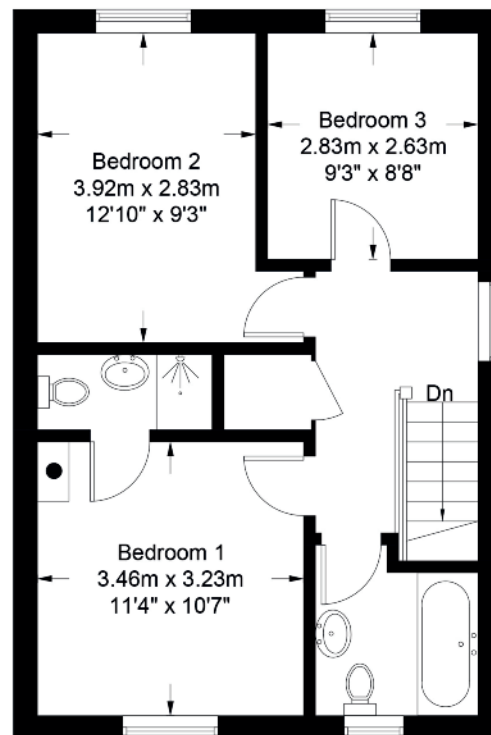
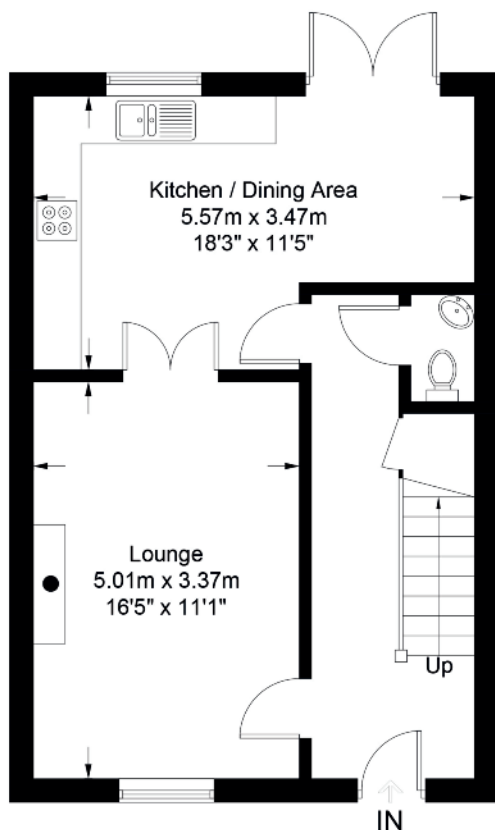
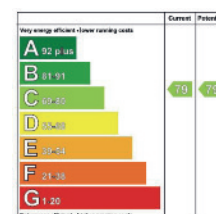


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID683252)



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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