



## **40 BEECHLAND DRIVE, LISBURN, BT28 1HS**

- An End Terrace Property Occupying A Spacious Setting Within This Popular And Convenient Location
- Lounge With Decorative Fireplace And Laminated Timber Floor
- Kitchen/Dinette
- Bathroom With White Suite And Mira Electric Shower
- Three Good Sized Bedrooms
- Spacious Rear Garden Laid In Lawn And Patio
- Oil Fired Central Heating System
- Majority PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits

**PRICE: OFFERS IN THE REGION OF £84,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E53**

**REF:GN090920HG**

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door and side panel. Laminated timber floor.



### LOUNGE:

4.99m (16'4") x 2.60m (8'6")

Decorative fireplace with electric fire. Laminated timber floor. Storage under stairs.



### KITCHEN/DINETTE:

3.95m (13'0") x 2.70m (8'10")

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Concealed extractor hood. Hotpress.



### BATHROOM:

White suite. Panelled bath. Mira sport electric shower and shower screen. Pedestal wash hand basin. Close couple low flush wc. Tiled walls.





## FIRST FLOOR:

### BEDROOM(1):

3.95m (13'0") x 2.90m (9'6")



### BEDROOM(2):

3.95m (13'0") x 2.87m (9'5")

Measurements taken to widest points. Laminated timber floor. Built in robe.



### BEDROOM(3):

3.32m (10'11") x 2.01m (6'7")



## OUTSIDE:

Front garden laid in lawn. Spacious rear garden laid in lawn and trees. Paved patio area. Outside store with oil fired boiler. Outside tap and light.



## TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

For period April 2020 to March 2021 £585 (approx.)

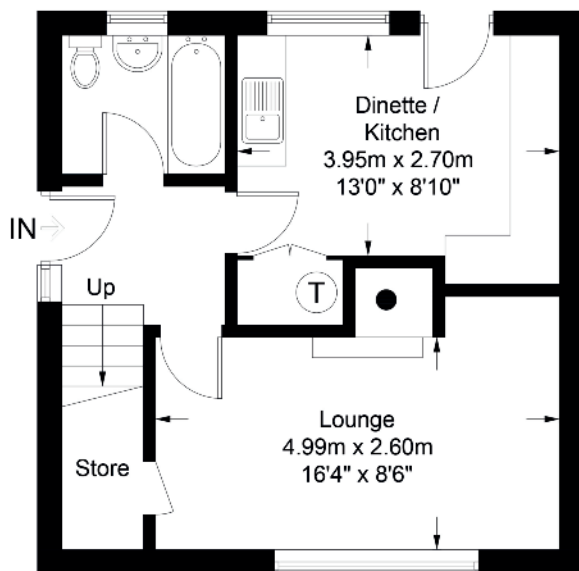
## DIRECTIONS:

From Hillsborough Road turn into Warren Park, turn left into Beechland Drive, number 40 is on the right.

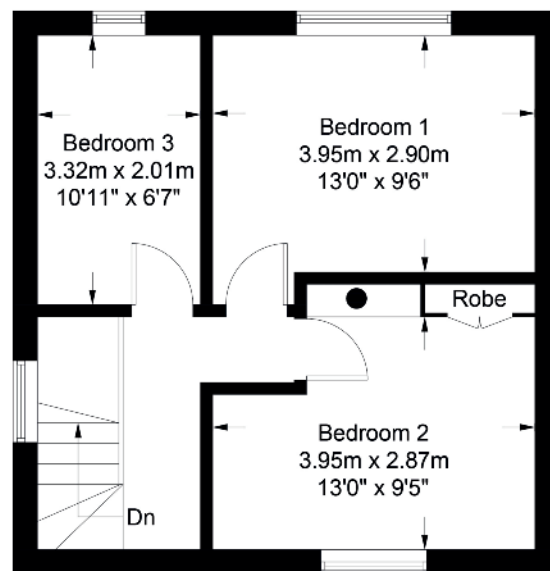
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



40 Beechland Drive, Lisburn

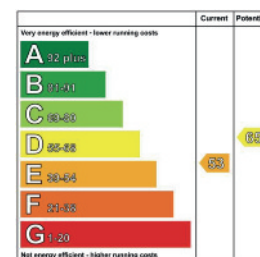


Ground Floor



First Floor

Illustration for identification purposes only. measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID682708)



## 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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