



## 87 BALLYNAHINCH ROAD, LISBURN, BT27 5EZ

- An Extended Four Bedroom Mid Terrace Property
- Popular Location Close To Local Shops, M1 Motorway, Sprucefield And Lisburn City Centre
- Spacious Lounge With Fireplace
- Extended Kitchen/Dining Area
- Four Bedrooms
- Bathroom With Bath Plus Shower Cubicle With Mira Electric Shower
- Rear Garden With Mature Trees And Shrubs
- Oil Fired Central Heating System And PVC Double Glazed Windows

**PRICE: OFFERS IN THE REGION OF £89,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING F36**

**REF:MK210121HG**

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Hardwood panelled entrance door.

### SPACIOUS LOUNGE:

6.11m (20'1") x 3.78m (12'5")

Tiled fireplace and hearth.



### EXTENDED KITCHEN/DINING AREA:

4.7m (15'5") x 3.87m (12'8")

Range of built in units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Access to storage under stairs.



## FIRST FLOOR

### BEDROOM (1):

4.86m (15'11") x 2.55m (8'4")

Decorative fireplace with cast iron surround.



### BEDROOM (2):

3.39m (11'1") x 2.97m (9'9")

Measurements taken to widest points. Built in cupboard.



### **BEDROOM (3):**

**3.22m (10'7") x 2.94m (9'8")**

Measurement taken to widest points.



### **BEDROOM (4):**

**2.97m (9'9") x 2.68m (8'10")**

Measurement taken to widest points.



### **BATHROOM:**

Panelled bath. Pedestal wash hand basin. Shower cubicle with half door and Mira Sport electric shower. Low flush wc.

Separate hotpress on landing.



### **OUTSIDE**

Rear garden laid in lawns with mature trees and shrubs. Paved patio area. PVC oil storage tank. Oil fired boiler. Outside tap and light. Side entry with up and over door. We have been advised that the entry is part of the property and the neighbours have right of way for access, we recommend the purchaser and their solicitor verify the details.

**TENURE:** To be advised, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2020 to March 2021 £676.55

**DIRECTIONS:** From Young Street turn into Ballynahinch Road, number 87 is on the left.

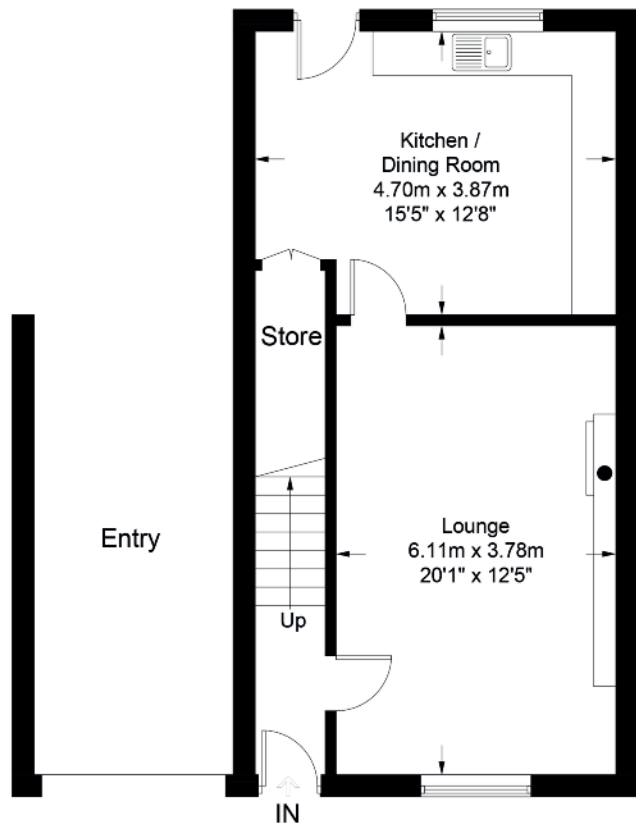
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



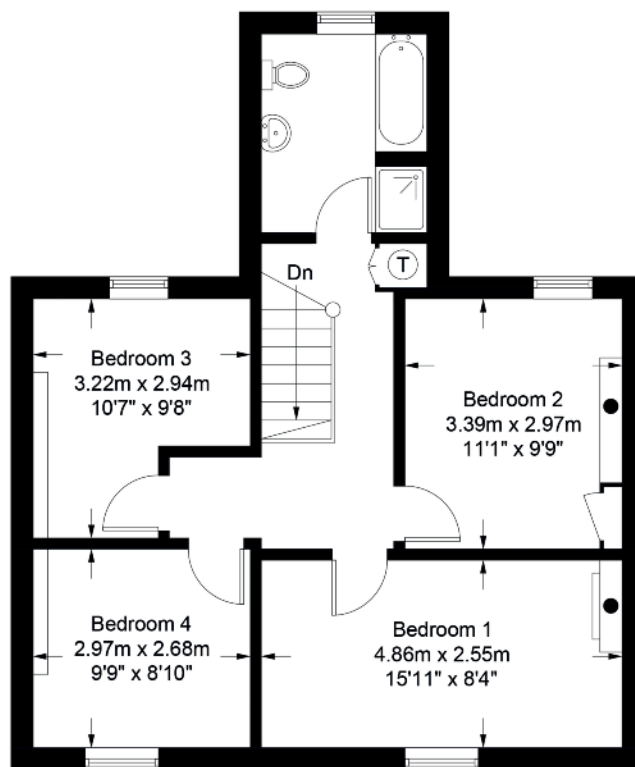


## 87 Ballynahinch Road

Approximate Gross Internal Area = 106.7 sq m / 1147 sq ft



**Ground Floor**  
535 sq ft / 49.8 sq m



**First Floor**  
612 sq ft / 56.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID724484)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65   D
39-54	E		
21-38	F	36   F	
1-20	G		

## 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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