



**89 BALLYNAHINCH ROAD,
LISBURN, BT27 5EZ**

- An Exceptionally Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Lisburn City Centre
- Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor
- Spacious Lounge/Dining Area With Wooden Fire Surround And Laminated Timber Floor
- Modern Fitted Kitchen With Integrated Oven And Hob
- Three Good Sized Bedrooms (One With Built In Robes With Sliding Doors)
- Modern Fitted Shower Room
- Rear Garden Laid In Lawn With Paved Patio Area

PRICE: OFFERS IN THE REGION OF £99,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F38

REF: GN30042ISR

- External Store With Oil Fired Boiler
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door with double glazed window above. Tiled floor.



LOUNGE/DINING AREA:

20' 0" x 10' 5" (6.09m x 3.18m)

Wooden fire surround with coal effect electric fire. Laminated timber floor.



MODERN FITTED KITCHEN WITH INTEGRATED OVEN AND HOB

13' 9" x 8' 5" (4.20m x 2.57m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel and glass canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Storage under stairs. Tiled floor. PVC double glazed door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

13' 10" x 8' 5" (4.22m x 2.57m)

Measurements to include built in robes with sliding doors.



BEDROOM (2):

11' 0" x 8' 5" (3.36m x 2.57m)

BEDROOM (3):

8' 5" x 8' 5" (2.57m x 2.56m)



MODERN FITTED SHOWER ROOM:

Large shower cubicle with electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Built in storage. Part PVC panelled walls.

Separate store and hotpress on landing.



OUTSIDE

Rear garden laid in lawn with paved patio area. Outside tap and light. PVC oil storage tank. External store with oil fired boiler.

TENURE:

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

RATES PAYABLE:

For period April 2020 to March 2021 £672.80

DIRECTIONS

From Young Street turn into Ballynahinch Road. Number 89 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.



89 Ballynahinch Road

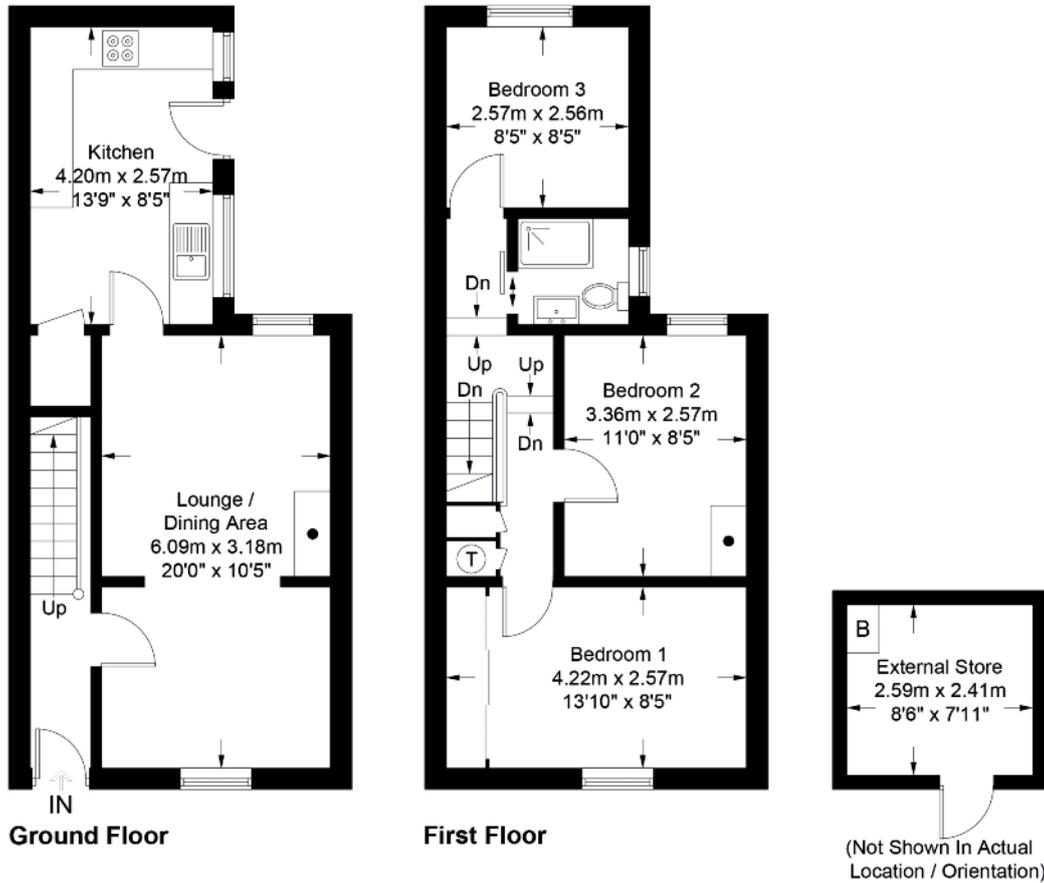
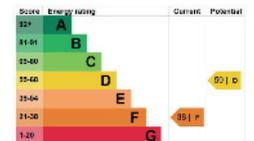


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID755714)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.