



8 HANCOCK STREET, LISBURN, BT27 5AB

- A Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Lisburn City Centre
- Spacious Lounge With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Kitchen/Dining Area
- Three Good Sized Bedrooms (Two With Built In Storage)
- Bathroom With White Suite
- Paved Patio Area To Front
- Enclosed 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 D55

REF: MK240521SR

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

ACCOMMODATION

Measurements are approximate

LOUNGE:

15' 8" x 12' 3" (4.77m x 3.73m)

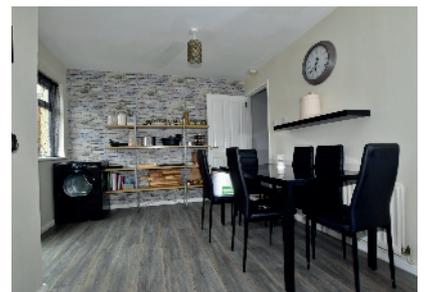
Measurements taken to widest points. PVC double glazed entrance door. Electric fire with granite surround. Laminated timber floor.



KITCHEN/DINING AREA:

15' 8" x 10' 5" (4.78m x 3.17m)

Range of high and low level units. Granite effect round edge work surfaces. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls. Laminated timber floor. Storage under stairs. PVC double glazed door to rear garden.



FIRST FLOOR

BEDROOM (1):

12' 3" x 8' 9" (3.74m x 2.66m)

Built in storage.



BEDROOM (2):

10' 5" x 6' 7" (3.17m x 2.01m)

Two built in storage cupboards. Hotpress.



BEDROOM (3):

15' 9" x 6' 8" (4.80m x 2.04m)



TILED BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Triton electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Tiled floor.

Separate storage cupboard on landing.



OUTSIDE

Paved patio area to front. Enclosed rear garden laid in lawn with paved patio area. PVC oil storage tank. Boiler house with oil fired boiler. Coal shed. Outside tap and light.



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 £579.90

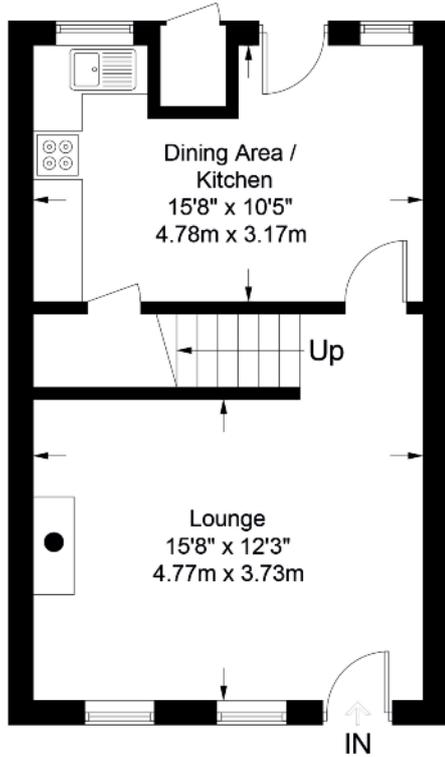
DIRECTIONS

From Sloan Street heading towards Saintfield Road turn left onto Gregg Street. Take the first left into the carpark. 8 Hancock Street is access via the footpath.

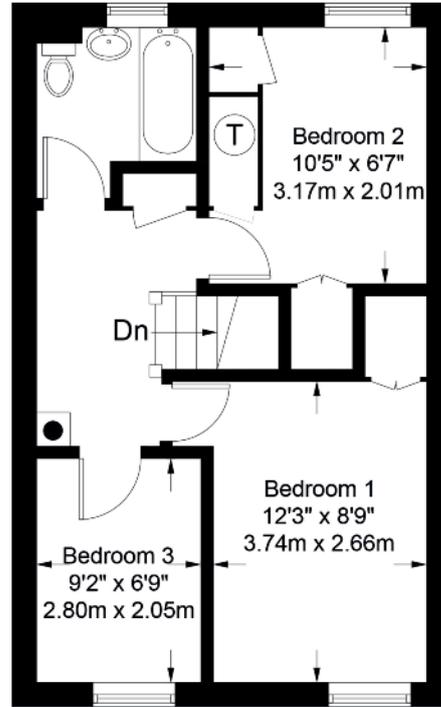
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



8 Hancock Street

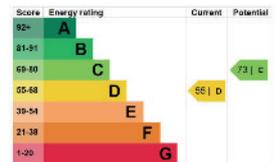


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID763292)



VALUATION SERVICE

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

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