



120 HILLSBOROUGH OLD ROAD, LISBURN, BT27 5QE

- A Most Outstanding And Exceptionally Well Presented Semi Detached Villa Occupying A Prominent Setting Within This Popular And Convenient Residential Area Close To Sprucefield And Lisburn City Centre
- Spacious Lounge With Fireplace And Open Plan To Dining Area And Kitchen
- PVC Double Glazed Conservatory With Door To Patio Garden
- Luxury High Gloss Fitted Kitchen And Dining Area With Integrated Appliances
- Three Bedrooms (One With Range Of Built In Units)
- Luxury Bathroom With White Suite And Mira Electric Shower
- Enclosed And Private Patio Garden To Rear
- Gas Fired Central Heating System With Worcester Gas Fired Combi Boiler

PRICE: OFFERS IN THE REGION OF £174,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E52

REF:DL160522HG

- PVC Double Glazed Windows And External Doors
- Large Detached Garage With Utility Room And Adjoining WC
- Tarmac Driveway And Parking Area
- PVC Fascias And Soffits
- A beautifully presented and good sized property, we strongly recommend early viewing

ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

Mahogany effect PVC double glazed entrance door. Oak effect laminated timber floor.

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door. Oak effect laminated timber floor. Staircase with mahogany spindled balustrade. Coving. Storage under Stairs.

LOUNGE:

4.50m (14'9") x 3.67m (12'0")

Painted Mahogany fire surround with marble inset and hearth. Coal effect gas fire. Oak effect laminated timber floor. Open plan to Dining area and Kitchen.

HIGH GLOSS LUXURY FITTED KITCHEN/DINING AREA:

5.67m (18'7") x 2.83m (9'3")

Range of high and low level units. Granite effect round edge work surfaces. Inset single drainer stainless steel sink unit with mixer tap. Integrated oven and ceramic hob. Extractor hood in stainless steel canopy. Integrated fridge/freezer. Mahogany effect PVC glazed back door. Recessed spotlights. Double glazed sliding door in PVC frame. Part tiled floor. Oak fitted laminated timber floor in Dining Area.

DOUBLE GLAZED CONSERVATORY:

3.26m (10'8") x 2.44m (8'0")

Tiled floor. Double glazed door in Mahogany effect PVC frame to Patio Garden.



FIRST FLOOR

BEDROOM (1):

3.94m (12'11") x 3.09m (10'2")

Measurement taken to include range of built in units and dressing table.



BEDROOM (2):

3.40m (11'2") x 3.05m (10'0")

Oak effect laminated timber floor.



BEDROOM (3):

2.52m (8'3") x 2.40m (7'10")

Measurement to include built in robe. Oak effect laminated timber floor.



LUXURY TILED BATHROOM:

White suite. Panelled bath with mixer tap and shower screen. Mira shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls and tiled floor. PVC panelled ceiling. Recessed spotlights.

Built in store on landing with Worcester gas fired combi boiler.



ROOFSpace: Aluminium extending ladder to partly floor roofspace.

OUTSIDE:

Good sized front garden. Tarmac driveway and parking area. Enclosed and private patio garden to rear with trees and shrubs. Outside tap and light.

LARGE DETACHED GARAGE:

5.98m (19'7") x 3.70m (12'2")

Presently sub divided into utility store and garage. Roller shutter door. Light and power.

UTILITY STORE:

Single drainer stainless steel sink unit. Adjoining low flush wc and wash hand basin.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £15, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2022 to March 2023 £980.88

DIRECTIONS: From Lisburn proceed along Hillsborough Old Road, number 120 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.



Hillsborough Old Road, Lisburn

Approximate Gross Internal Area
Ground Floor = 54.7 sq m / 589 sq ft
First Floor = 42.4 sq m / 456 sq ft
Outbuilding = 30.1 sq m / 324 sq ft (Including Garage)
Total = 127.2 sq m / 1369 sq ft

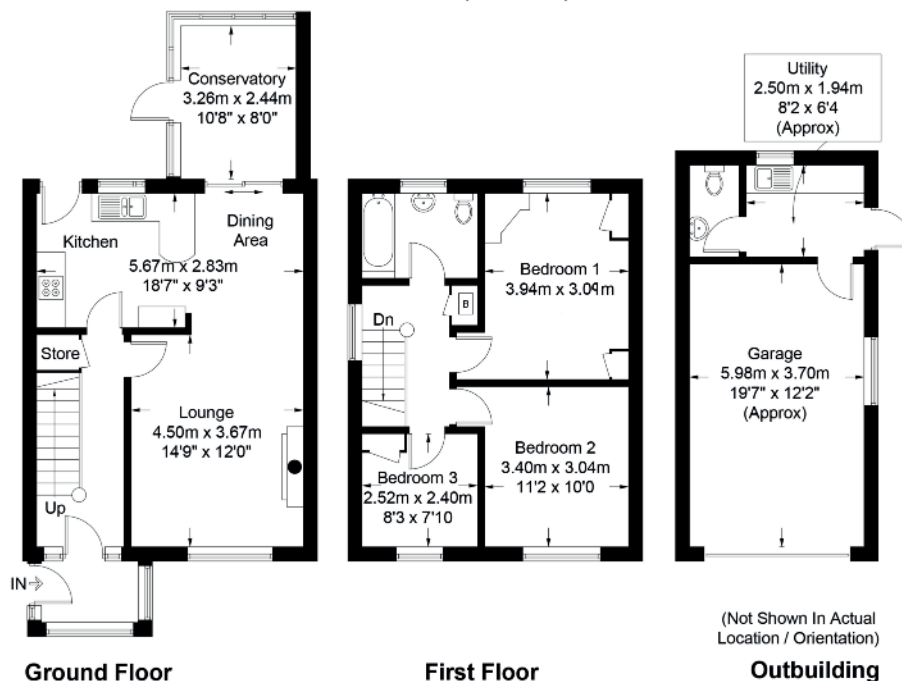
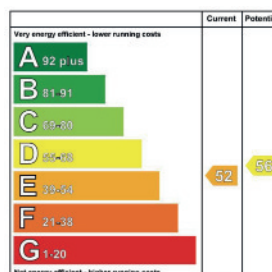


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