



7 HOLLYTREE COTTAGES, LISBURN, BT28 3WJ

- A TownHouse Property Situated Within This Exclusive And Popular Residential Location Convenient To Both Belfast And Lisburn
- Entrance Hall With Double Glazed And Panelled Entrance Door Plus Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Open Plan Kitchen/Dining/Living Area With Integrated Appliances
- Two Bedrooms (One With Laminated Timber Floor)
- Tiled Bathroom With White Suite Including Thermostatic Shower
- Communal Gardens Laid In Lawn

PRICE: OFFERS IN THE REGION OF £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C7I

REF: DL131023SR

- Carparking Area With Allocated Space Plus Visitor Parking
- Gas Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows
- Excellent C71 Energy Rating For Lower Running Costs

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Panelled and double glazed entrance door. Laminated timber floor.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Tiled walls. Tiled floor.

OPEN PLAN KITCHEN/DINING/LIVING AREA:

17' 3" x 16' 10" (5.27m x 5.13m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated gas hob. Single drainer stainless steel sink unit with mixer tap. Extractor unit in stainless steel canopy. Plumbed for washing machine. Part tiled walls. Tiled floor in kitchen/dining area. Laminated timber floor in living area. Storage under stairs.



FIRST FLOOR

BEDROOM (1):

12' 10" x 10' 4" (3.91m x 3.14m)



BEDROOM (2):

14' 5" x 6' 7" (4.39m x 2.01m)

Laminated timber floor.



TILED BATHROOM:

White suite. Tile panelled bath with thermostatic shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Separate storage cupboard on landing with gas fired boiler.



OUTSIDE

Communal gardens laid in lawn. Carparking area with allocated space plus visitor parking.

DIRECTIONS:

From Derriaghy Road turn into Hollytree Cottages. Number 7 is in the block straight ahead to 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.



TENURE:

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

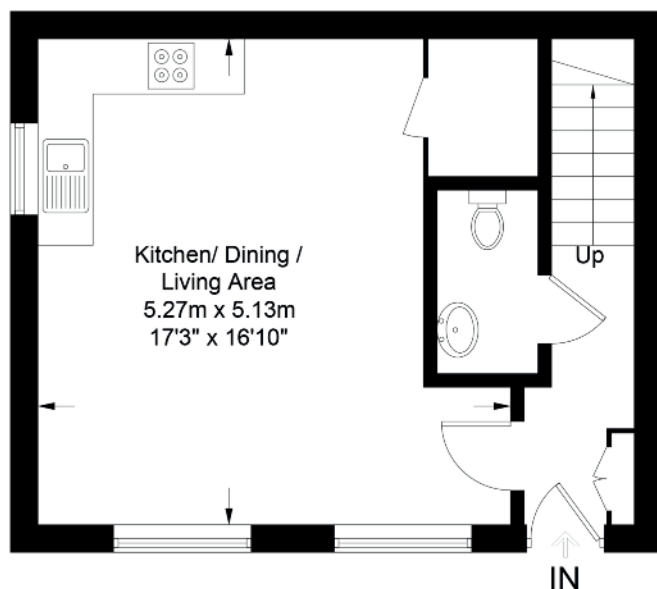
RATES PAYABLE:

For period April 2023 to March 2024 £711.11

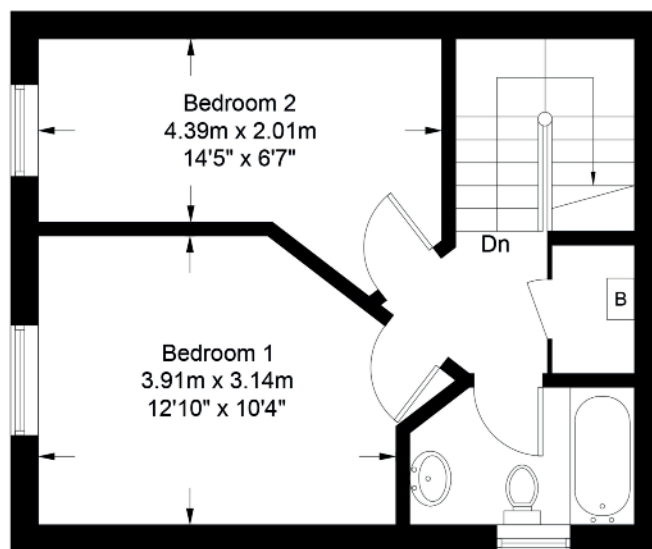
SERVICE CHARGE:

A service charge of £151.91 per quarter (01 April 2023 - 30 June 2023) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

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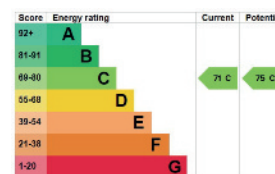


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID?1017031)



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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