



25 RIVERSIDE DRIVE, LISBURN, BT27 4HE



- A Most Outstanding Newly Refurbished And Upgraded Semi Detached Property Occupying A Pleasant Setting Within This Highly Desirable And Convenient Residential Location
- Newly Decorated Throughout, New Laminated Timber Floors In Limed Oak Effect And Carpets Included
- Newly Installed Gas Fired Central Heating System To Include Combi Boiler And New Radiators
- Newly Fitted Luxury Kitchen With Integrated Appliances And Open Plan To Dining Room
- Spacious Lounge
- Three Good Sized Bedrooms
- Newly Fitted Luxury Shower Room With Large Shower Cubicle And Chrome Finish Heated Towel Rail
- PVC Double Glazed Windows And External Doors / New Internal Doors And Handles

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C72

REF:DL071223HG

- Detached Garage / Tarmac Driveway And Parking Area To Front
- Enclosed Rear Garden
- Excellent C72 Energy Efficiency Rating For Reduced Running Costs
- An excellent opportunity to acquire an extensively upgraded and newly decorated property in this ever popular area close to schools for all ages, local shops and easy commuting to Lisburn and Belfast, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate.

SPACIOUS ENTRANCE HALL:

PVC double glazed entrance door and side panels. Storage under stairs with gas fired boiler.



LOUNGE:

3.40m (11'2") x 3.25m (10'8")



DINING ROOM:

3.80m (12'6") x 3.28m (10'9")

Limed oak effect laminated timber floor. Open plan to luxury kitchen.



NEWLY FITTED LUXURY KITCHEN:

3.06m (10'0") x 3.25m (10'8")

Excellent range of high and low level units with Quartz effect round edge worktops. Inset single drainer stainless steel sink unit with mixer tap. Newly fitted integrated oven and ceramic hob. Extractor hood in stainless steel canopy. PVC double glazed back door. Recessed spotlights. Limed oak effect laminated timber floor.



FIRST FLOOR

BEDROOM (1):
3.80m (12'6") x 3.28m (10'9")



BEDROOM (2):
3.40m (11'2") x 3.28m (10'9")



BEDROOM (3):
2.47m (8'1") x 2.25m (7'5")



NEWLY FITTED LUXURY SHOWER ROOM:

Large shower cubicle with thermostatic shower with shower attachment and drencher head. Vanity unit with wash hand basin and mono style mixer tap with splashback and illuminated mirror. Close couple low flush wc. Recessed spotlights. Chrome finish heated towel rail.



OUTSIDE

Tarmac driveway and parking area to front. Enclosed rear garden. Outside tap and light.

DETACHED GARAGE: 5.28m (17'4") x 2.65m (8'8")

Up and over door. PVC double glazed pedestrian door.

TENURE: We have been advised the tenure for this property is leasehold, the lease is 9,000 years from 31st December 1963 and the annual ground rent is £18, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2023 to March 2024 £878.43

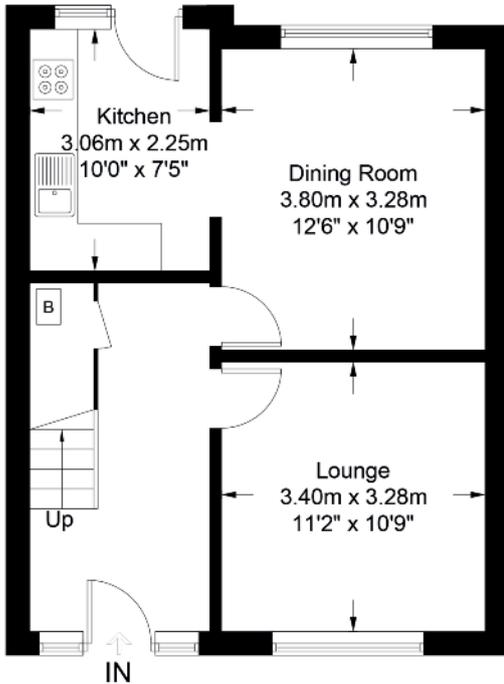
DIRECTIONS: From Belsize Road turn into Harmony Hill and then turn left into Riverside Drive, number 25 is on the right.

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

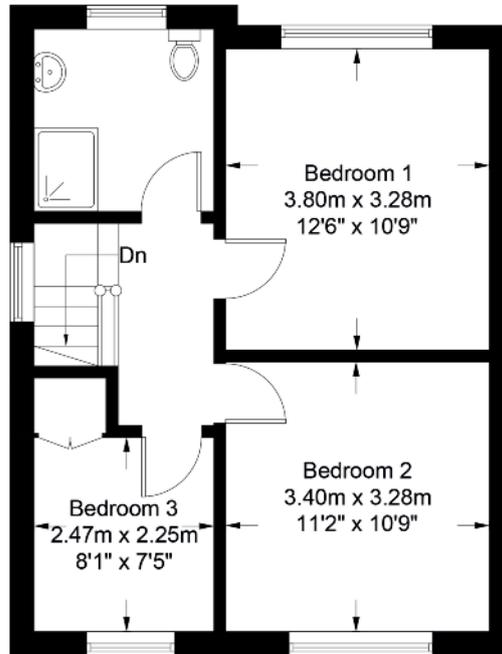


25 Riverside Drive, Lisburn

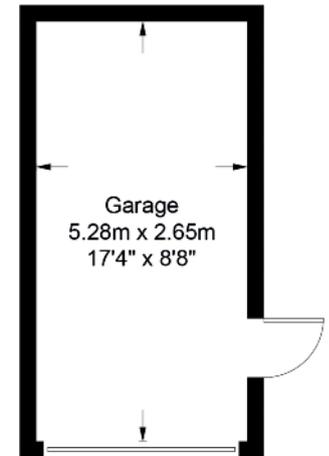
Approximate Gross Internal Area
Ground Floor = 42.7 sq m / 460 sq ft
First Floor = 42.4 sq m / 456 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 99.1 sq m / 1067 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1030962)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	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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