



3 BEECH HILL GARDENS, LISBURN, BT28 3HH



- An Extended And Well Presented Detached Bungalow Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Lounge With Stone Built Fireplace And Double Doors Leading To Large Conservatory
- Family Room With Brick Built Fireplace And Patio Door To South Facing And Private Rear Garden
- Kitchen/Dinette With Integrated Appliances
- Four Bedrooms
- Luxury Bathroom With Roll Top Bath Tub And Quadrant Shower Cubicle
- South Facing And Private Rear Garden With Raised Timber Deck Area

PRICE: OFFERS IN THE REGION OF £289,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D65

REF:HGI60924DL

- Attached Large Garage And Two Tarmac Driveways
- Gas Fired Central Heating System With Worcester Boiler
- PVC Double Glazed Windows
- PVC Fascias And Soffits / Alarm System
- An excellent opportunity to acquire a spacious four bedroom detached bungalow pleasantly situated within this popular location close to local shops, excellent schools for all ages and Lisburn city centre, we strongly recommend early viewing.

ACCOMMODATION: Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Built in cloaks storage cupboard.

SPACIOUS LOUNGE AND DINING AREA:

7.53m (24'8") x 3.63m (11'11")

Stone built fireplace and tiled hearth. Double doors leading to conservatory.

PVC DOUBLE GLAZED CONSERVATORY:

3.91m (12'10") x 3.24m (10'8")

PVC double glazed door leading to south facing timber deck and private rear garden. Access to attached garage.

KITCHEN/DINETTE:

4.80m (15'9") x 3.20m (10'6")

Range of high and low level units. Round edge work surfaces. Built in table. Single drainer stainless steel sink unit with mixer tap. Integrated oven and hob. Ceramic tiled floor and part tiled walls. Recessed spotlights.

FAMILY ROOM:

4.91m (16'1") x 2.98m (9'9")

Brick built fireplace and tiled hearth. Pine ceiling. Sliding patio door to south facing rear garden. Adjoining small study and cloakroom with low flush suite.



BEDROOM (1):
5.38m (17'8") x 2.86m (9'5")



BEDROOM (2):
3.77m (12'4") x 3.43m (11'3")
Built in robes with sliding doors.



BEDROOM (3):
3.77m (12'4") x 3.43m (11'3")

BEDROOM (4):
3.03m (9'11") x 2.41m (7'11")



LUXURY BATHROOM:

Roll top bath tub with centre mount mixer tap and shower attachment. Quadrant shower cubicle with Aqualisa thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Ceramic tiled floor and walls. Heated towel stand. Separate hotpress with Worcester gas fired boiler.

OUTSIDE

Front garden laid in lawn with mature trees and shrubs. Two tarmac driveways and parking areas. South facing and private rear gardens with raised timber deck and mature trees

ATTACHED LARGE GARAGE:
7.93m (26'0") x 3.42m (11'3")



DIRECTIONS

From Pond Park Road turn into Prospect Park then turn right into Tullyvar Park and continue into Beech Hill Gardens, number 3 is on the left.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £24, we recommend the purchaser and their solicitor verify the details.



RATES PAYABLE:

For period April 2024 to March 2025 £1305

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



3 Beech Hill Gardens, Lisburn

Approximate Gross Internal Area = 186.4 sq m / 2006 sq ft
(Including Garage)

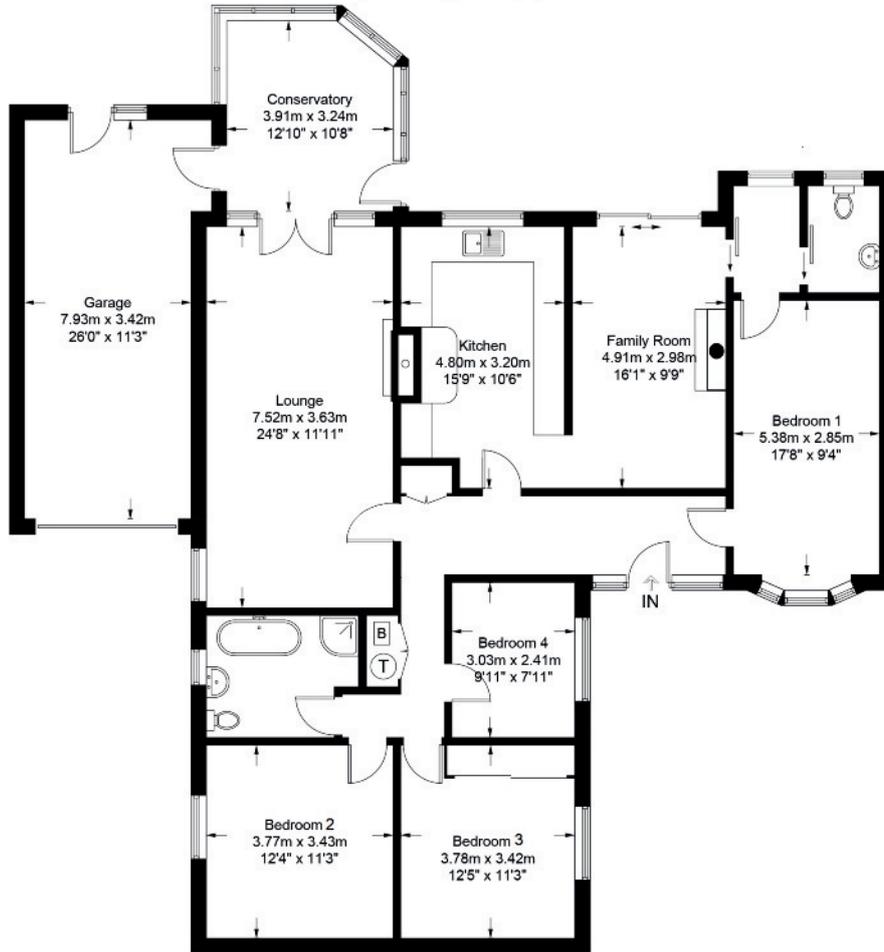


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1126028)



VALUATION SERVICE

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

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