



**11 LISBURN STREET, HILLSBOROUGH**  
**BT26 6AB**

**Offers Around**  
**£160,000**

An excellent opportunity to acquire a prominent mid terrace property in the heart of Hillsborough village with established office use. This prime location offers superb amenities and attractions on your doorstep and is within a short drive of the A1 for those commuting to Lisburn, Belfast, Newry and Dublin.

Ideal for a wide cross-section of owner occupiers and investors alike the property has alternative commercial uses or return to residential use, subject to any necessary consents.

The property has oil fired heating and although we understand that the main roof covering was replaced about 10 years ago the property is priced to allow for sympathetic modernisation.

Viewing can be arranged with Falloon Estate Agents.

## THE PROPERTY COMPRISES:

### Ground Floor

OFFICE: 12' 1" x 11' 4" (3.69m x 3.45m) Stairs to first floor. Open to :



OFFICE: 11' 8" x 10' 3" (3.55m x 3.12m) Storage under stairs. Step to :





STAFF AREA : 9' 10" x 6' 8" (3.01m x 2.02m) Step to :



INNER HALLWAY: 3 Steps to :

KITCHEN AREA : 9' 5" x 7' 0" (2.87m x 2.14m)

WC Low flush WC and wash hand basin.



### Outside

STORE ROOM: 13' 9" x 10' 6" (4.2m x 3.2m)

### First Floor

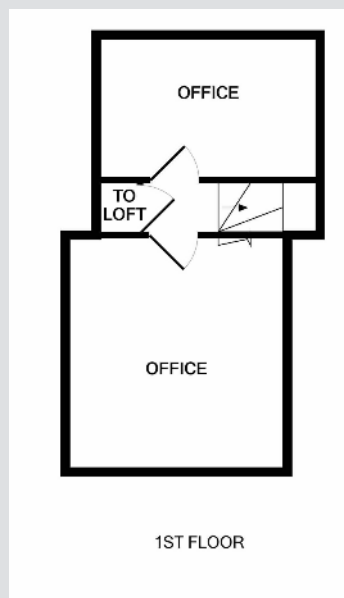
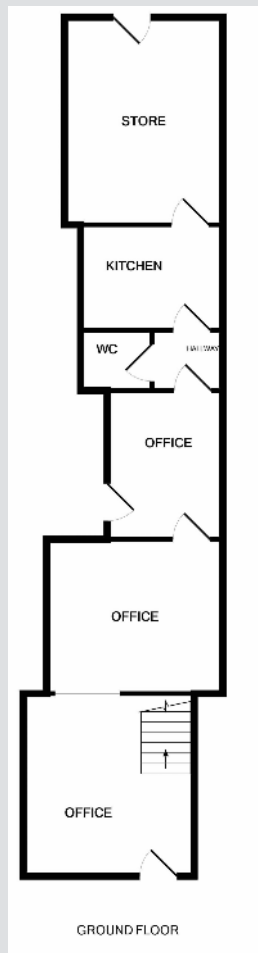
LANDING: Access to loft

OFFICE: 11' 11" x 11' 6" (3.64m x 3.51m)

OFFICE: 12' 6" x 7' 5" (3.81m x 2.26m)



## FLOORPLAN



## VIEWING

By appointment with Agent

## FINANCIAL ADVICE

We offer an independent mortgage advice service. Please contact us for further details.



## VALUATIONS

Thinking of selling ? We offer FREE, no obligation pre-sale valuations.

## ENERGY PERFORMANCE CERTIFICATE

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

223 This is how energy efficient the building is.

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'Falloon' is a trading style of J K Falloon + Co  
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