



Tastefully modernised this semi-detached home is sure to have wide-ranging appeal. It is flexible in it's layout as either 3 or 4 bedrooms, and added versatility with either 1 or 2 reception rooms.

It's recent renovation boasts a new front door, new double glazed glass panes in uPVC frames, a modern fitted kitchen with new appliances, versatile study/playroom off kitchen, contemporary bathroom, spacious living room and three well-proportioned bedrooms. Furthermore it presents a large paved driveway, detached double garage, patio & lawns. Ideal for modern family living.

Set just minutes from Annahilt, Royal Hillsborough and accessible to A1 and M1 transport networks allowing ease of access across the province. Local leading school and bus connections close to hand. Early viewing is strongly recommended

Offers Over  
£225,000

12 Blenheim Park,  
Hillsborough,  
BT26 6NY

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Viewing by  
appointment with  
& through agent  
028 9266 1700



- Recently renovated home family home, with modern convenience and charm.
- Only minutes drive from Annahilt, Royal Hillsborough and Ballynahinch.
- Front and Rear lawns with Paved Driveway and Patio area.
- Large living room with feature fire place.
- Modern fitted kitchen and range of new appliances.
- Three well proportioned bedrooms each boasting built in storage.
- Modern family bathroom with contemporary white suite.
- Detached Double Garage with electric roller door, plumbed for washing machine
- uPVC Double Glazed windows.
- New Front Door.
- New Electrical Consumer unit
- Garden Shed with Power and Light.
- Early viewings are highly recommended

The Property Comprises:

Ground Floor

ENTRANCE HALL: 4' 6" x 2' 10" (1.37m x 0.86m) uPVC double glazed door to front, ceramic tiled flooring into carpet, stairs to first floor.



LIVING ROOM: 11' 6" x 17' 3" (3.51m x 5.26m) Feature marble fireplace with hearth & mantle.



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KITCHEN: 10' 3" x 8' 6" (3.12m x 2.59m) Range of high and low level units, ceramic tiled splashbacks, side draining composite sink with mixer tap over, range cooker with stainless steel extractor over, integrated electric oven, integrated dishwasher.



DINING: 6' 3" x 8' 6" (1.91m x 2.59m) Glass Panel double doors from hall, Sliding doors to Patio area.



STUDY/PLAYROOM/FOURTH BEDROOM: 10' 0" x 8' 6" (3.05m x 2.59m)



BATHROOM: 10' 0" x 6' 9" (3.05m x 2.06m) Laminate flooring, Built in storage cupboard, Part tiled walls, Low-flush WC, Vanity Sink Unit, Bath with Shower over, Chrome heated towel rail.



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BEDROOM (3): 10' 0" x 10' 2" (3.05m x 3.1m) Built in Storage



First Floor

PRINCIPAL BEDROOM: 12' 3" x 14' 5" (3.73m x 4.39m) Built in Storage, Skylight window.



BEDROOM (2): 10' 0" x 7' 0" (3.05m x 2.13m) Built in Storage



SHOWER ROOM: Ceramic Tiled Floor, Low-flush WC, Vanity sink unit, tiled shower cubicle, Heated towel rail, Extractor fan



Outside

DETACHED GARAGE: 13' 0" x 20' 2" (3.96m x 6.15m)

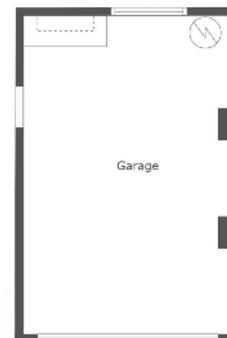




Floor 2



Floor 1



## Tenure

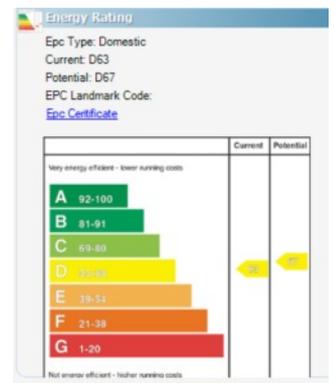
We have been advised the tenure for this property is Freehold, we recommend the purchaser and their solicitor verify the details.

## Rates Payable

For the period April 2024 to March 2025 £962.09

## Location:

From the main crossroads in Annahilt, take the Mageraconluce Road towards Dromara and take the second left into Blenheim Park. no.12 is located on the right hand side.



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