

ULSTER PROPERTY SALES

# UPS

**BALLYNAHINCH BRANCH**

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Down, BT24 8DN

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**148 HILDEN COURT, LISBURN, BT27 4YW**

**OFFERS AROUND £135,000**

We are pleased to offer for sale this well presented end townhouse in this popular area of Lisburn. The property comprises living room, kitchen with dining area, three bedrooms and a family bathroom. Outside the property further benefits from off street parking and family friendly gardens. Easily maintained, this property is within walking distance to Lisburn town centre and includes attractive accommodation with off street parking, front gardens and paved area to rear, PVC double glazing. This property is sure to appeal to many and due to the level of finish used throughout early viewing is a must.



## Key Features

- Off street parking
- Paved garden area to rear
- Family bathroom
- Living room with fireplace
- Walking distance to Lisburn town centre
- Three bedroom
- Kitchen/ dining area
- End Townhouse
- Front and side garden



### Porch

3'8" x 3'4"

PVC front door. Carpeted flooring.

### Living Room

12'7" x 15'7"

Front facing room with feature fireplace.

### Kitchen/Dining Room

8'11" x 15'7"

Range of high and low rise units. Space for washing machine, fridge/freezer, hob and oven. Door to rear and store cupboard. Laminate flooring.

### Landing

10'0" x 6'9"

Carpeted flooring. Door to hotpress.

### Bedroom 1

12'7" x 8'6"

Window to front. Built in store.

### Bedroom 2

6'7" x 6'8"

Front facing.

### Bedroom 3

10'9" x 8'11"

Rear facing. Built in store

### Bathroom

White suite comprising low rise w.c, wash hand basin, bath with overhead shower. Window to front,. Tiled walls and flooring.

### Outside

Rear paved area with hedging . Garden to front and side with off-street parking.



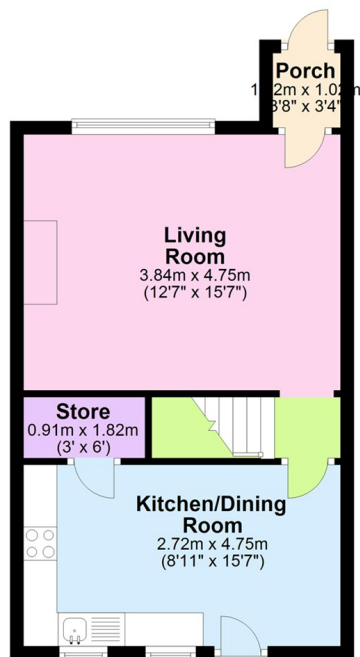








### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	63	71
		EU Directive 2002/91/EC

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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