



## 13 Hillview Gardens

Lisburn  
BT27 4PB

Offers In The Region  
Of £115,000

- Mid Terrace Home
- Three First Floor Bedrooms
- First Floor Family Bathroom
- Spacious Lounge with Laminate Flooring
- Open Plan Kitchen/Dining with Space for Appliances
- Currently Rented - Tenant Suitable to Stay - New Terms TBC
- Oil Fired Central Heating
- EPC - D 55
- Double Tarmac Driveway
- Private & Manageable Rear Garden

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		







Very well presented three bedroom mid-terrace property located in a popular residential area convenient to the Lisburn and Belfast city centre and local schools. Within easy commuting distance of Belfast by car, bus and rail.

The property has a tenant in situ and could stay on with new terms agreed.

### ACCOMMODATION

The ground floor comprises of an entrance hallway with stairs to the first floor leading into a spacious lounge with laminate flooring, then into the open plan kitchen dining space with tiled flooring and fitted with a good range of high and low level units with spaces for cooker, washing machine, dishwasher & free standing fridge freezer. Additional storage under stairs.

On the first floor you have three good sized bedrooms, all with laminate flooring and one with built in wardrobe. Fully tiled bathroom comprising W.C, wash hand basin & bath with shower overhead.

### OUTSIDE

Ample off road parking with double tarmac driveway. To the rear you have a fully enclosed garden with paved patio area and manageable amount of grass lawn.

### MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Ritchie & McLean Mortgage Solutions on 028 9756 8541 alternatively email [donnan@ritchiemclean.co.uk](mailto:donnan@ritchiemclean.co.uk) or [laura@ritchiemclean.co.uk](mailto:laura@ritchiemclean.co.uk)

### CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - [sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



For any enquiry relating to this property, please contact

**Leanne Glover**

[leanne@quinnestateagents.com](mailto:leanne@quinnestateagents.com)  
07703612260

### Ballynahinch Branch

24 High Street  
Ballynahinch BT24 8AB  
028 9756 4400

### Downpatrick Branch

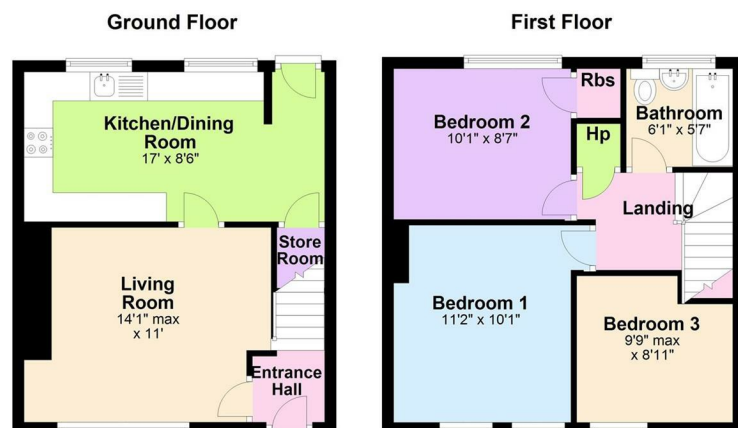
49-51 Market Street  
Downpatrick BT30 6LP  
028 4461 2100

### Banbridge Branch

18 Bridge Street  
Banbridge BT32 3JS  
028 4062 2226

### General Enquiries

[sales@quinnestateagents.com](mailto:sales@quinnestateagents.com)



13 Hillview Gardens, Lisburn

Terms & Conditions: Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times. Valuation/Mortgage Service: As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

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