



I GREENMOUNT PARK, LISBURN, BT27 5HE



- A Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Lisburn City Centre
- Entrance Porch With PVC Double Glazed Entrance Door And Tiled Floor
- Lounge With Decorative Wooden And Granite Fireplace Plus Laminated Timber Floor
- Separate Dining Room (Currently Used As A 4th Bedroom)
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Bedrooms (One With Laminated Timber Floor/One With Built In Robes With Sliding Doors)
- Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £174,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING G9

REF: DLI00325SR

- Roofspace With Access Via Slingsby Style Ladder
- Paved Area To Front And Side
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

ACCOMMODATION Measurements are approximate.

OPEN ENTRANCE PORCH

ENTRANCE PORCH:

PVC double glazed entrance door. Tiled floor.

LOUNGE:

15' 5" x 9' 11" (4.69m x 3.02m)

Decorative wooden and granite fireplace. Laminated timber floor.

DINING ROOM/BEDROOM (4):

12' 2" x 10' 0" (3.70m x 3.06m)

Fireplace. Laminated timber floor.

KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

11' 11" x 10' 0" (3.64m x 3.06m)

Range of high and low level units. Polished granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel canopy. Circular stainless steel sink unit with mixer tap. Plumbed for washing machine. Storage under stairs. Recessed spotlights. Part tiled walls. PVC double glazed door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

11' 11" x 9' 6" (3.62m x 2.89m)

Measurements taken to widest points. Laminated timber floor.



BEDROOM (2):

9' 11" x 9' 7" (3.02m x 2.92m)

Measurements taken to widest points.



BEDROOM (3):

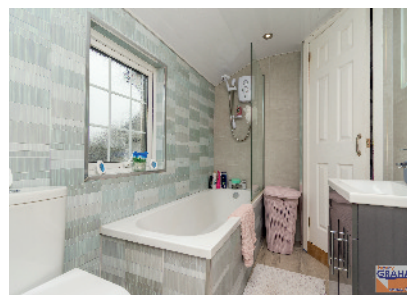
9' 6" x 9' 3" (2.89m x 2.83m)

Measurements to include built in robes with sliding doors.



BATHROOM:

White suite. PVC panelled bath with mixer tap and Triton electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. PVC panelled walls. Laminated timber floor. Heated towel rail. Recessed spotlights. Hotpress.



ROOFSPACE:

Slingsby style ladder.

OUTSIDE

Paved area to front and side. Gated entrance. Enclosed rear garden laid in lawn with paved patio area. PVC oil storage tank. Boiler house with oil fired boiler. Outside tap.



DIRECTIONS

From Ballynahinch Road turn into Greenmount Park. Number 1 is on the left.

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



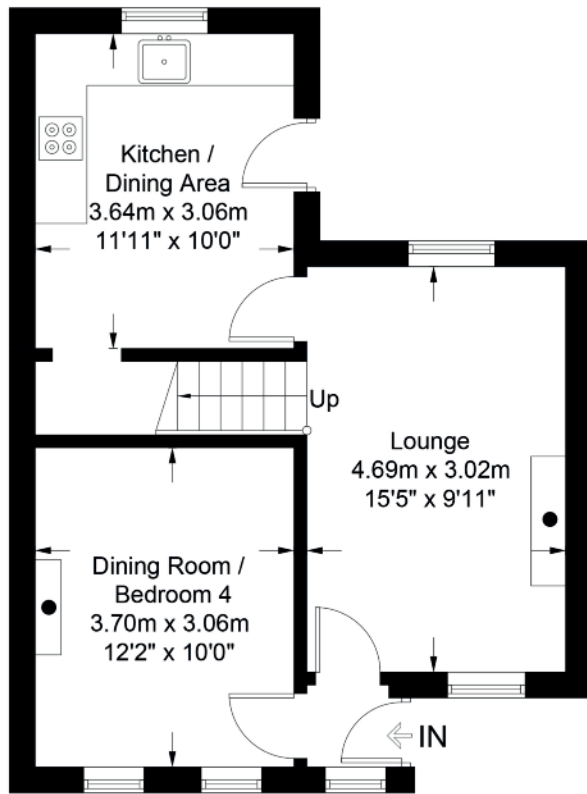
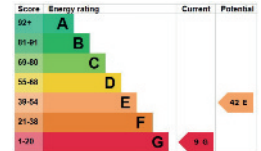
TENURE:

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

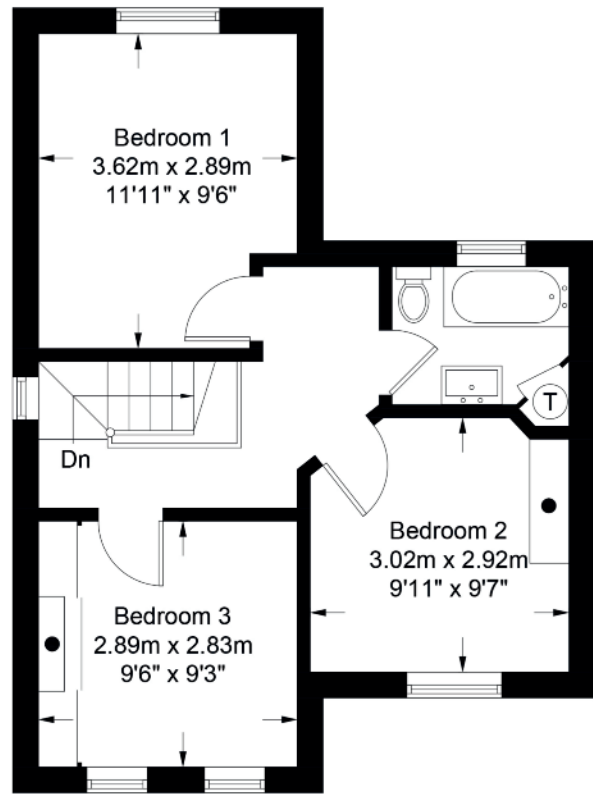
RATES PAYABLE:

For period April 2024 to March 2025 £870.00

1 Greenmount Park



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1175125)

VALUATION SERVICE

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

www.hgraham.co.uk

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