



9 BERKELEY HALL COURT, LISBURN, BT27 5QX



- A Well Presented End TownHouse Property Situated Within This Highly Desirable Residential Location Convenient To Lisburn, South Belfast And Sprucefield
- Entrance Hall With Panelled Entrance Door And Semi-Solid Laminated Timber Floor
- Lounge With Contemporary Fire Surround With Cast Iron Inset And Slate Hearth
- Cloakroom With Low Flush Suite
- Kitchen/Dining Area With Integrated Appliances
- Utility Room With Panelled And Double Glazed Door To Rear Patio Area And Garden
- Three Double Bedrooms (One With Study Area And Spacious Shower Room En Suite)
- Bathroom With White Suite Including Shower Cubicle With Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £249,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C75

REF: DL200325SR

- Front Garden Laid In Lawn With Tarmac Driveway
- Spacious And Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Gas Fired Central Heating System / Alarm System
- PVC Fascias And Soffits
- PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Panelled entrance door. Semi-solid laminated timber floor.

LOUNGE:

18' 3" x 12' 1" (5.57m x 3.69m)

Measurements taken to widest points. Contemporary fire surround with cast iron inset and slate hearth. Coal effect gas fire in dog basket. Semi-solid laminated timber floor. Glazed double doors through to kitchen/dining area.

CLOAKROOM:

Low flush suite. Wash hand basin with tiled splashback. Close couple low flush wc. Semi-solid laminated timber floor.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

20' 6" x 10' 8" (6.25m x 3.24m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated gas hob. Integrated oven. Integrated dishwasher. Integrated fridge. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Tiled floor in kitchen. Semi-solid laminated timber floor in dining area. PVC double glazed French doors to rear patio area and garden

UTILITY ROOM:

7' 7" x 5' 5" (2.32m x 1.64m)

Range of built in units. Granite effect round edge work surface. Plumbed for washing machine. Space for tumble dryer. Gas fired boiler. Tiled floor. Panelled and double glazed door to rear patio area and garden. Access to integral garage.



FIRST FLOOR

BEDROOM (1): 19' 5" x 12' 2" (5.92m x 3.71m)

Measurements taken to widest points and to include built in robes with sliding mirror doors and fitted interior.



STUDY AREA: 5' 8" x 3' 9" (1.72m x 1.14m)

SPACIOUS SHOWER ROOM EN SUITE:

Large quadrant shower cubicle with thermostatic shower. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.



BEDROOM (2): 16' 10" x 10' 3" (5.12m x 3.12m)

BEDROOM (3): 12' 2" x 10' 3" (3.71m x 3.12m)

Measurements taken to widest points.

BATHROOM:

White suite. Shower cubicle with thermostatic shower. Panelled bath with mixer tap. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Airing cupboard with radiator and shelves.



OUTSIDE

Front garden laid in lawn with gravelset area leading to side. Tarmac driveway. Paved path to entrance door. Spacious and enclosed rear garden laid in lawn with paved patio area. Barkset area. Outside tap and light. Large playhouse.



INTEGRAL GARAGE: 17' 8" x 9' 10" (5.39m x 2.99m)

Remote control roller shutter door. Light and power.

Please note, the photos used are from stock and may differ slightly from the property.

DIRECTIONS

From Saintfield Road turn into Berkeley Hall. At the T Junction turn left and continue onto Berkeley Hall Court. Number 9 is on the right.

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 £1,174.50

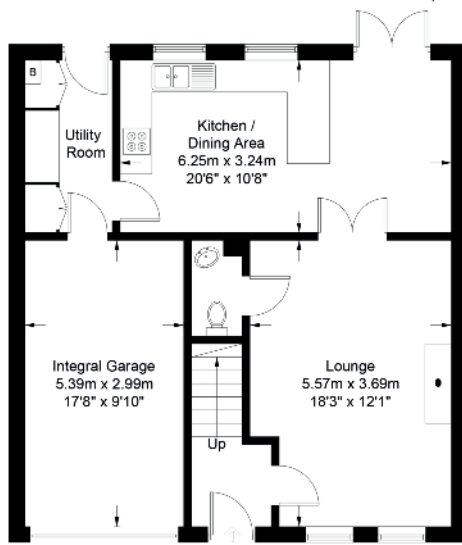
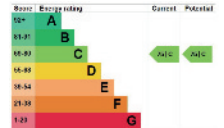
SERVICE CHARGE:

A service charge of £210 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

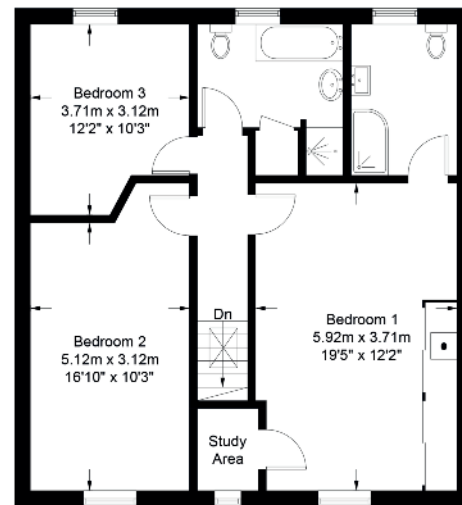


9 Berkeley Hall Court

Approximate Gross Internal Area = 142.1 sq m / 1529 sq ft
(Including Integral Garage)



Ground Floor
767 sq ft / 71.3 sq m



First Floor
762 sq ft / 70.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID962609)

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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