



## 13 Young Street, Lisburn

**£140,000** Leasehold

**SSTC**

A superb 5 bedroom mid terraced house situated within the ever popular 'Co Down' side of Lisburn, in walking distance to the shops and other amenities on Sloan Street and the city centre.

Mid terrace | Lounge | Kitchen/dining | 5 Bedrooms | Bathroom and shower room | Gas heating | PVC Double Glazing | Garden |

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A superb 5 bedroom mid terraced house situated within the ever popular 'Co Down' side of Lisburn, in walking distance to the shops and other amenities on Sloan Street and the city centre.

The property also enjoys great accessibility to the M1 with access at both Saintfield Road and Sprucefield junctions.

The accommodation is well presented by the current vendor and briefly comprises entrance hall, lounge, kitchen/dining, a ground floor bedroom with ensuite shower room, separate ground floor WC, 4 first floor bedrooms, and bathroom.

The property benefits from gas fired central heating and PVC double glazing, combining to provide superb comfort and economy with an EPC rating of 67D.

There is a small front garden area and an enclosed and paved rear garden with gated pedestrian access to the rear.

A great location and adaptable layout with up to 5 bedrooms, makes this a superb first time buy, downsize or investment property.

Early viewing is recommended by appointment.

Tenure: Leasehold  
Garden details: Private Garden

## GROUND FLOOR :

### Entrance hall

Glazed front door. Laminate flooring. Storage cupboard. Double panelled radiator.

### Kitchen/dining

w: 3.17m x l: 4.81m (w: 10' 5" x l: 15' 9")

Range of high and low level cupboards. Space for cooker. Stainless steel extractor canopy. 1.5 bowl stainless steel sink unit, mixer tap. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. Laminate flooring. Double panelled radiator

### Lounge

w: 3.24m x l: 6.04m (w: 10' 8" x l: 19' 10")

Laminate flooring. Double panelled radiator.

### WC

Wash hand basin and low flush WC.

### Bedroom 5

w: 2.68m x l: 5.48m (w: 8' 10" x l: 18' )

Laminate flooring. Single panelled radiator.

### En-suite

Accessible shower facility with 'Triton Safeguard' electric shower. Pedestal wash hand basin. Low flush WC. Double panelled radiator. Extractor fan. Part wall tiling.

### Rear hall

Part laminate flooring, part tiled flooring. Single panelled radiator. PVC double glazed rear door.

## FIRST FLOOR:

### Landing

Access to roofspace. Storage cupboard.

### Bedroom 1





w: 3.05m x l: 3.54m (w: 10' x l: 11' 7")  
Built in wardrobe. Single panelled radiator.

**Bedroom 2**

w: 2.31m x l: 4.58m (w: 7' 7" x l: 15' )  
Laminate flooring. Single panelled radiator.

**Bedroom 3**

w: 1.56m x l: 3.73m (w: 5' 1" x l: 12' 3")  
Laminate flooring. Single panelled radiator.

**Bedroom 4**

w: 2.05m x l: 2.95m (w: 6' 9" x l: 9' 8")  
Laminate flooring. Single panelled radiator.

**Bathroom**

w: 1.7m x l: 2.1m (w: 5' 7" x l: 6' 11")  
Panelled bath with mixer tap, shower fitting. 'Mira Sport' electric shower over, glass shower screen. Low flush WC. Pedestal wash hand basin, mixer tap. Part tiled walls. Single panelled radiator.

**Outside**

Paved front garden. Boundary is part wall, part railing. Pedestrian gate.  
  
Low maintenance rear garden with paved, concreted, and gravelled finishes. Gate to rear parking.

**Required info under Trading Standards Guidance**

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

**RATES PAYABLE**  
Details from the LPSNI website - Estimated rates bill £826.50



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.