



## **23 BERKELEY HALL COURT, LISBURN, BT27 5QX**



• A Very Attractive TownHouse Offering Generous And Modern Living Throughout Situated Within This Highly Desirable And Exclusive Residential Development Convenient To Lisburn, Sprucefield, Royal Hillsborough And South Belfast

- Please note, photos are from stock and therefore may differ slightly from the property
- Entrance Hall With Panelled Entrance Door And Limestone Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge With Granite Fireplace with Coal Effect Gas Fire And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances And Limestone Floor
- Three Good Sized Bedrooms (One With Shower Room En Suite And Solid Wood Floor)

**PRICE: OFFERS IN THE REGION OF £229,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C69**

**REF: DLI50423SR**

- Bathroom With White Suite
- Garden To Front And Side Laid In Lawn With Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Paved Path
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Panelled entrance door with fanlight window above. Limestone tiled floor.

### CLOAKROOM:

Low flush suite. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Limestone tiled floor.

### LOUNGE:

**18' 2" x 13' 0" (5.53m x 3.95m)**

Granite fireplace with coal effect gas fire. Laminated timber floor.

### KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

**18' 1" x 10' 10" (5.52m x 3.29m)**

Range of high and low level units. Walnut effect round edge work surfaces. Integrated Zanussi oven. Integrated Zanussi gas hob. Integrated dishwasher. Extractor unit in stainless steel and glass canopy. Single drainer bowl and a half composite Blanco sink unit with swan neck mixer tap. Plumbed for washing machine. Part tiled walls. Limestone tiled floor. Built in storage cupboard with gas fired boiler. Panelled and double glazed door to rear garden.





## FIRST FLOOR

**BEDROOM (1):**  
13' 10" x 10' 10" (4.21m x 3.31m)  
Solid wood floor.



**SHOWER ROOM EN SUITE:**  
Large shower cubicle with thermostatic shower and tiled walls. Wash hand basin with swan neck mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



**BEDROOM (2):**  
13' 0" x 9' 11" (3.96m x 3.02m)  
Measurements taken to widest points.

**BEDROOM (3):**  
13' 0" x 7' 11" (3.97m x 2.42m)  
Measurements taken to widest points.

**BATHROOM:**  
White suite. Tile enclosed bath with mixer tap. Semi pedestal wash hand basin with swan neck mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Separate built in storage on landing.



## OUTSIDE

Garden to front and side laid in lawn. Tarmac driveway to front. Paved path to entrance door. Enclosed rear garden laid in lawn with paved path. Outside tap and light.



## DIRECTIONS

From Saintfield Road turn onto Berkeley Hall. At the end of the road turn left onto Berkeley Hall Court. Follow the road round to the left. Number 23 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:**

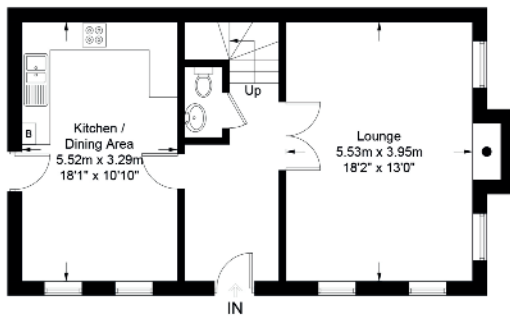
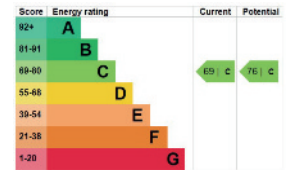
For period April 2025 to March 2026 £1,131.00

**SERVICE CHARGE:**

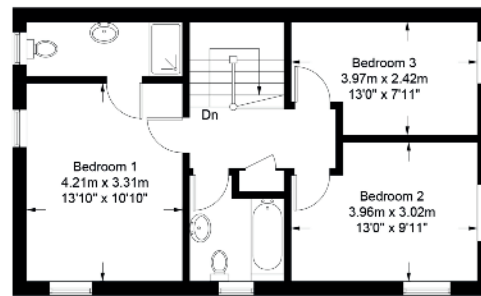
A service charge of approximately £210 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



**Berkeley Hall Court**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID878455)

**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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