



## **2 BARBOUR COURT, LISBURN, BT27 5DR**

- A Well Presented Semi Detached Property Occupying A Pleasant Setting Within This Highly Desirable And Most Convenient Residential Location / Private Outlook Over Barbour Playing Fields
- Lounge With Attractive Pine And Cast Iron Fireplace And Oak Effect Laminated Timber Floor
- Spacious Kitchen And Dining Area
- Three Bedrooms (One With Large Built In Robe)
- Bathroom With White Suite To Include Shower Bath With Thermostatic Shower
- Cul De Sac Setting With Front And Rear Gardens Laid In Lawns And Patio
- Oil Fired Central Heating System

**PRICE: OFFERS IN THE REGION OF £164,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E4I**

**REF:DL210723HG**

- PVC Double Glazed Windows And External Doors
- An excellent semi detached property occupying a prime cul de sac location convenient to local shops, M1 Motorway, Lisburn and Sprucefield. This is a rare opportunity to acquire one of these popular homes and we highly recommend early viewing.

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door. Ceramic tiled floor.

### LOUNGE:

5.10m (16'9") x 3.78m (12'5")

Measurements taken into bay window. Feature pine and cast iron fireplace with slate tiled hearth. Oak effect laminated timber floor. Coving. Storage under stairs. Glazed double doors leading to spacious kitchen and dining area.



### SPACIOUS KITCHEN AND DINING AREA:

4.77m (15'8") x 3.10m (10'2")

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. PVC double glazed door leading to rear garden.



## FIRST FLOOR

### BEDROOM (1):

3.74m (12'3") x 2.80m (9'2")

Pleasant outlook over Barbour Playing Fields. Large built in robe.



### BEDROOM (2):

2.94m (9'8") x 2.80m (9'2")

### BEDROOM (3):

2.77m (9'1") x 1.87m (6'2")

Pleasant outlook over Barbour Playing Fields. Built in bed and units.



## BATHROOM:

White suite. Shower bath with curved shower screen and thermostatic shower with centre mount mixer taps. Wash hand basin with mono style mixer tap. Close couple low flush wc. Pat tiled walls. Separate hotpress.



## OUTSIDE

Cul de sac setting. Front garden laid in lawn. Driveway/parking space. Enclosed garden to rear laid in lawn with paved patio area. Oil fired boiler. PVC oil storage tank. Outside tap.

**TENURE:** We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

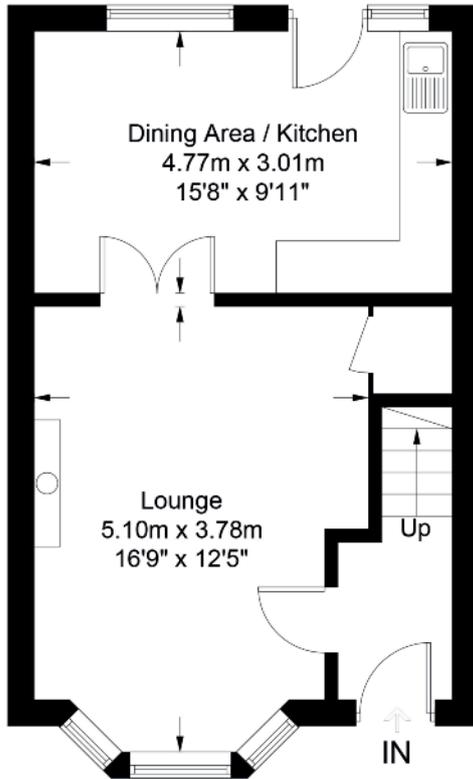
**RATES PAYABLE:** For period April 2023 to March 2024 £752.94

**DIRECTIONS:** From Ballynahinch Road turn into Montgomery Drive, turn right into Alanbrooke Avenue and continue into Barbour Court, number 2 is on the left.

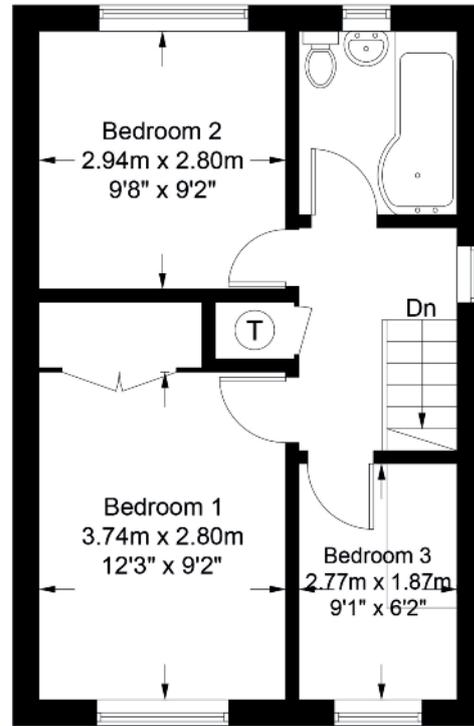
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



**2 Barbour Court, Lisburn**



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID989784)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		

**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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