



485 Lisburn Road, Belfast, BT9 7EZ  
Tel: 02890 661111  
Email: [info@fetherstons.com](mailto:info@fetherstons.com)  
Web: [www.fetherstons.com](http://www.fetherstons.com)

## 20 Hilden View

Lisburn  
BT27 5SF

Offers In Region Of £139,000

## 20 HILDEN VIEW, LISBURN, BT27 5SF

- Delightful Mid Terrace Property
- Open Plan Living / Kitchen / Dining
- Two Well Proportioned Bedrooms
- Bathroom With Modern White Sanitaryware
- High Standard Of Decor Throughout
- Landscaped Rear Garden With Paved Patio Areas
- Car Parking To Rear
- Oil Fired Heating / uPVC Double Glazed Windows
- Beautiful Semi Rural Setting Within Close Proximity To Lagan Towpath
- Convenient To South Belfast And Lisburn

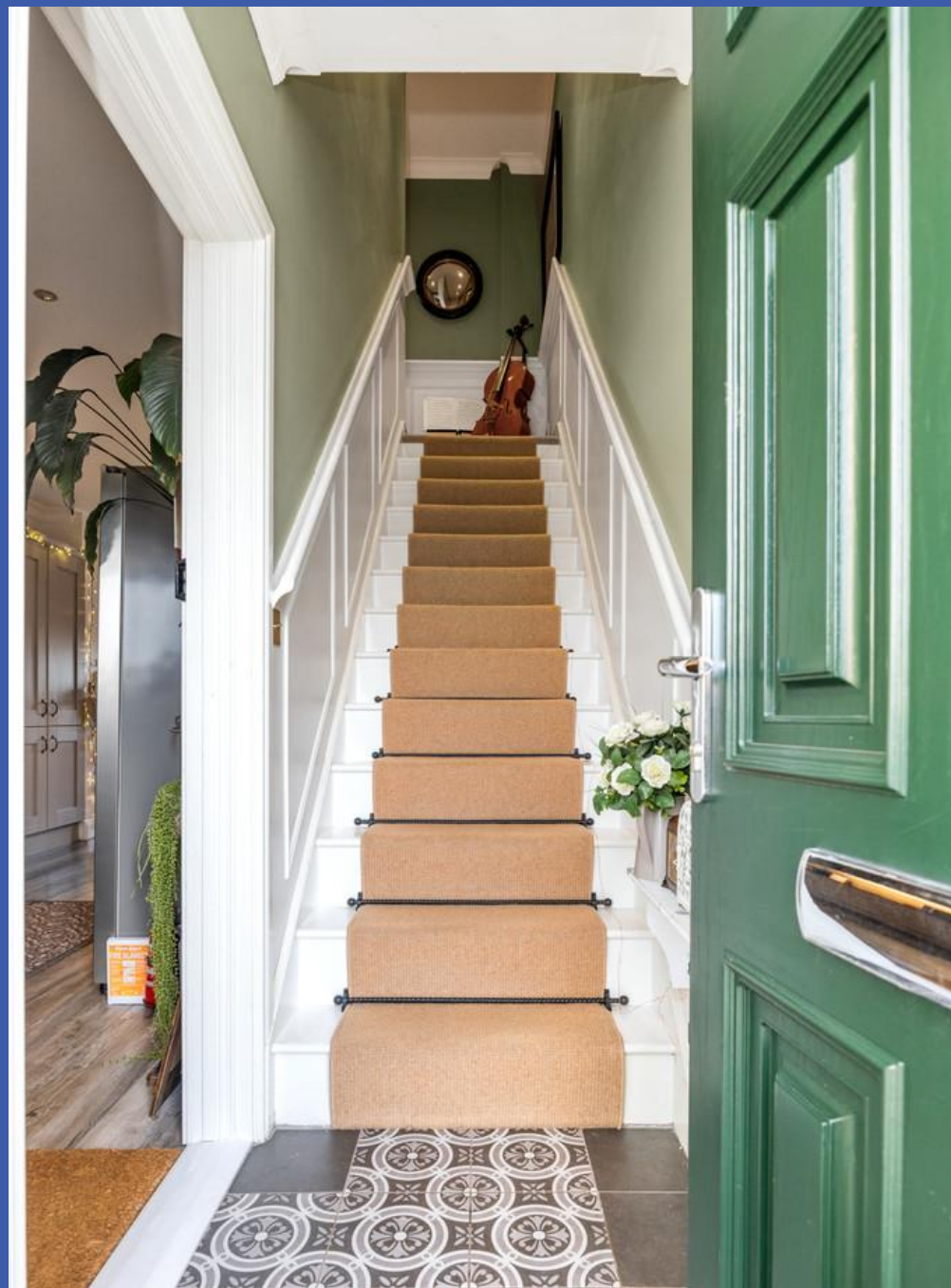
We are delighted to present this superb terrace property to market. Located in a picturesque setting in the village of Lambeg on the fringes of south Belfast and Lisburn this charming home is sure to have broad market appeal. The location offers ease of access for those travelling to Belfast and Lisburn City Centres via main arterial routes.

This charming home enjoys beautifully presented accommodation throughout with tasteful internal decor.

The ground floor accommodation comprises of an open plan living/dining/kitchen with modern fully fitted units and range of integrated appliances. On the first floor are two well-proportioned bedrooms and bathroom with contemporary white suite. This cosy property exudes character.

The rear garden is landscaped and overlooks rolling open countryside beyond. The property also benefits from oil fired central heating and double-glazed windows and has car parking to the rear.

This is a superb home and will be popular and we would encourage those interested to arrange a viewing.







## PROPERTY COMPRISES

Composite entrance door with glazed top light, leading to entrance hall.

**ENTRANCE HALL** Stairs to first floor, tiled floor, Dado handrail, part timber panelled walls, cornice ceiling.

**OPEN PLAN LIVING/KITCHEN/DINING AREA 31' 1" x 10' 11" (9.47m x 3.33m) (@widest points)** Range of fitted high and low level units, wood effect work surfaces, tiled splashback, 1.5 bowl single drainer stainless steel sink unit with mixer taps, integrated induction hob, integrated under oven, stainless steel extractor fan, integrated dishwasher, plumbed for washing machine, integrated wine rack, pantry/storage cupboard, picture rail, patio doors leading to rear garden, cornice ceiling, engineered laminate wood stripped flooring, recessed low voltage spotlights, under stairs storage cupboard.

**FIRST FLOOR LANDING** Cornice ceiling, recessed low voltage spotlights, part timber panelled walls.

**BEDROOM 13' 0" x 11' 1" (3.96m x 3.38m) (@ widest points)** Cornice ceiling.

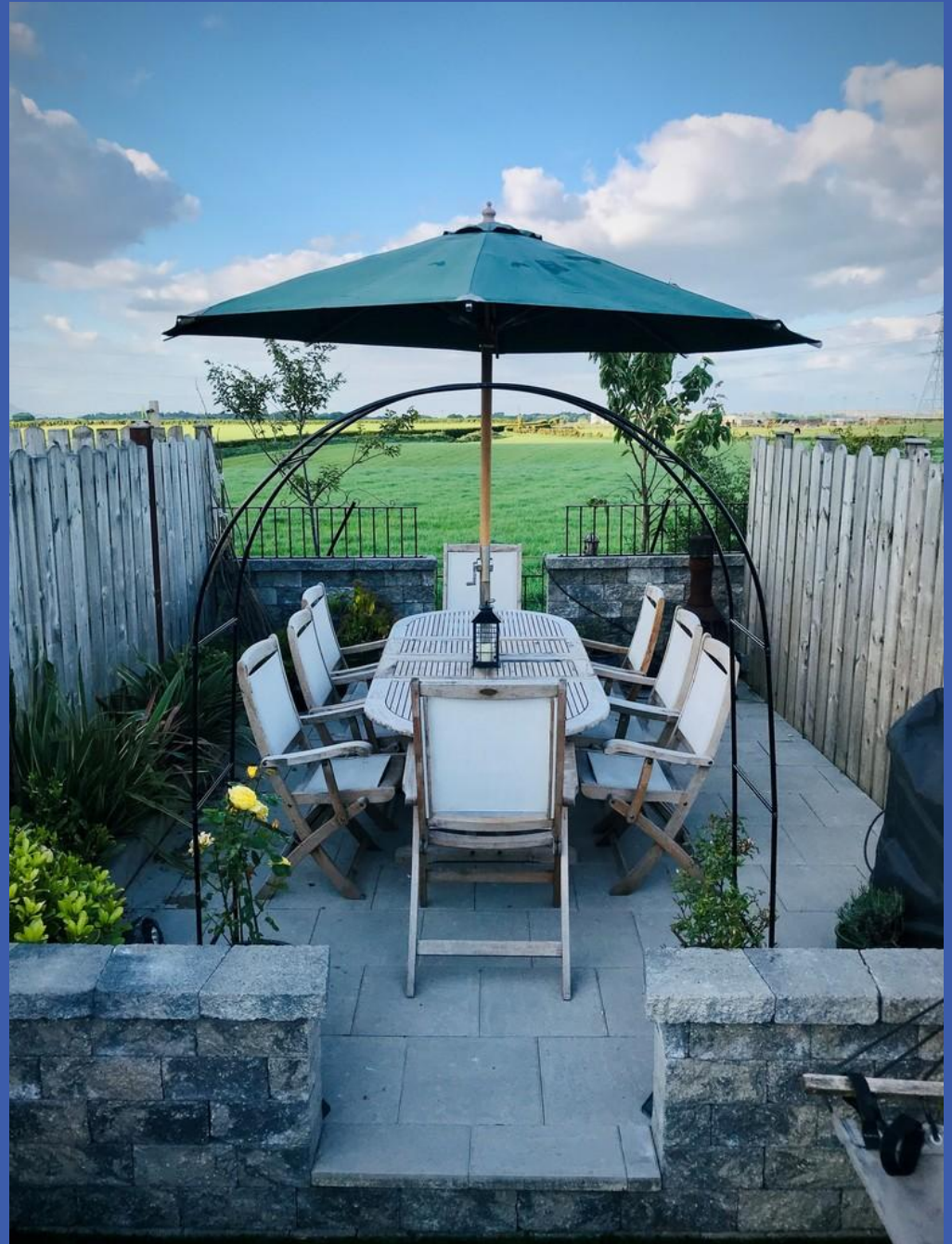
**BEDROOM 12' 7" x 10' 11" (3.84m x 3.33m) (@ widest points)** Hot press with factory lagged water cylinder and built in shelving, cornice ceiling.

**BATHROOM** Suite comprising of a shower bath with Mira electric shower unit, vanity wash hand basin, low flush WC, stainless steel towel radiator, tiled walls, tiled floor, Velux skylight, recessed low voltage spotlights.

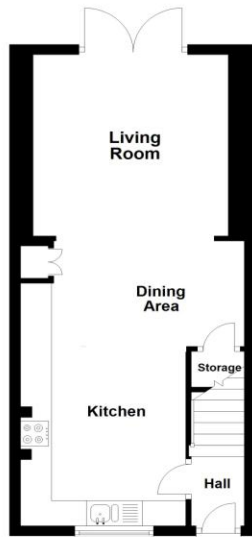




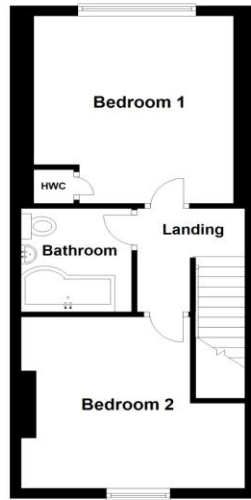
**OUTSIDE** Enclosed rear garden with paved patio areas, artificial grassed area and landscaped flower beds, parking area to rear, uPVC oil tank, oil fired boiler, outside lighting, multiple outdoor electrical sockets.



**Ground Floor**

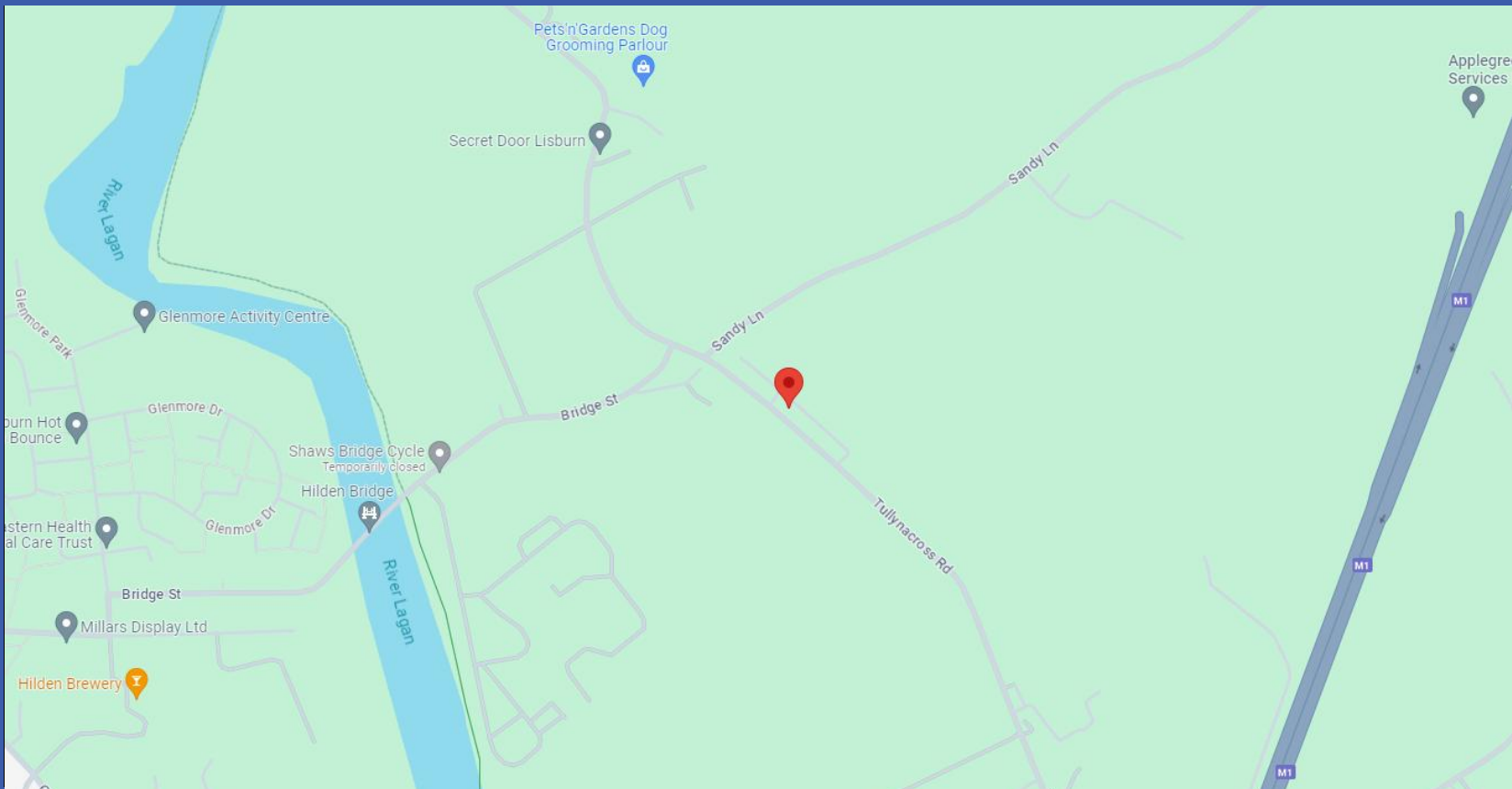


**First Floor**



Disclaimer: Plans are for illustrative Purpose only.  
Plan produced using PlanUp.

**20 Hilden View, Lisburn**



**Directions:**

Please find map attached above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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