



## **I HILLSIDE TERRACE, CULCAVY, HILLSBOROUGH, BT26 6JG**

- A Most Outstanding And Well Presented End Terrace Property Occupying A Prime Setting Within This Popular Location Close To Hillsborough Village And Sprucefield
- Lounge With Multi Fuel Stove And Oak Effect Laminated Timber Floor
- Kitchen And Dining Area With Integrated Appliances
- Two Bedrooms
- Luxury Shower Room With Quadrant Shower Cubicle And Chrome Finish Heated Towel Rail
- Paved Patio Areas And Car Parking To Rear
- Gas Fired Central Heating System

**PRICE: OFFERS IN THE REGION OF £139,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C74**

**REF:DL070624HG**

- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- Early Viewing Is Highly Recommended

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Oak effect laminated timber floor. PVC entrance door.



### LOUNGE:

4.42m (14'6") x 3.52m (11'7")

Measurement taken to widest points. Multi fuel stove on tiled hearth. Oak effect laminated timber floor. Plaster cornice. Storage under stairs.



### KITCHEN/ DINING AREA:

4.53m (14'10") x 2.96m (9'9")

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit. Mixer tap. PVC double glazed rear door. Integrated oven and gas hob. Part tiled walls. Tiled floor. Plumbed for washing machine and dishwasher.



## FIRST FLOOR

### BEDROOM (1):

4.39m (14'5") x 3.56m (11'8")

Measurement taken to widest points.  
Laminated timber floor. Built in robe.



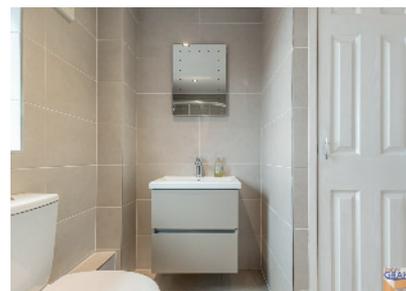
### BEDROOM (2):

3.02m (9'11") x 2.14m (7'0")



### LUXURY SHOWER ROOM:

Quadrant shower cubicle. Thermostatic shower.  
Vanity unit with wash hand basin and mono style  
mixer tap. Close couple low flush wc. Tiled walls.  
Tiled floor. Chrome finish heated towel rail. Built  
in cupboard with Worcester gas fired boiler.



Landing with built in store with light.

**ROOFSPACE:** Partly floored

**OUTSIDE:** Front garden laid in gravel bed. Paved patio areas to side and rear. Brick set parking area to rear with gates.



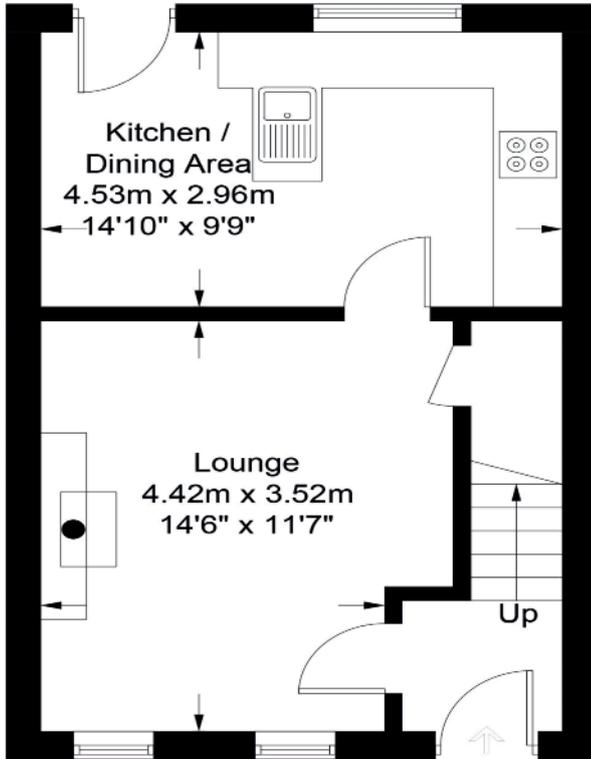
**TENURE:** Freehold

**RATES PAYABLE:** For period April 2024 to March 2025 £674.25

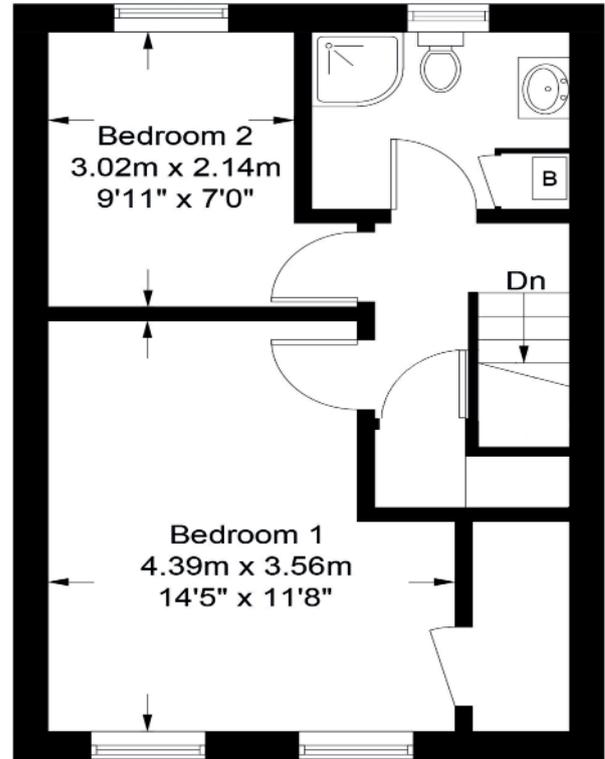
**DIRECTIONS:** From Hillsborough proceed along Culcavy Road, Hillside Terrace is on the left just opposite Coachmans Way

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





**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1048411)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | 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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