



**137 BENSON STREET,  
LISBURN, BT28 2AF**



- A Most Impressive And Exceptionally Well Presented Semi Detached Property Occupying A Prime Setting Within This Highly Desirable Residential Location Close To Local Shops And Lisburn City Centre
- Spacious Lounge With Attractive Fireplace And Oak Effect Laminated Timber Floor
- Recently Refitted Luxury Kitchen With Integrated Appliances
- Extended Sun Room With Patio Door To South Facing Rear Garden
- Four Bedrooms (One With Shower Room En Suite)
- Recently Refitted Luxury Shower Room With Large Shower Cubicle And Chrome Finish Heated Towel Rail
- South Facing And Private Rear Garden With Paved Patio And Lawns
- Detached Garage Plus Tarmac Driveway With Carport

**PRICE: OFFERS IN THE REGION OF £215,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D67**

**REF:DL150224HG**

- Gas Fired Central Heating System With Worcester Combi Boiler
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- An excellent opportunity to acquire a beautifully presented home within this ever popular and convenient location, we strongly recommend early viewing.

## ACCOMMODATION:

Measurements are approximate

## ENTRANCE HALL WITH OPEN PLAN DINING/STUDY AREA:

Oak effect laminated timber floor. PVC double glazed entrance door.

## SPACIOUS LOUNGE:

4.80m (15'9") x 3.80m (12'6")

Painted fire surround with cast iron inset and tiled hearth. Oak effect laminated timber floor. Glazed sliding doors leading to kitchen.

## RECENTLY REFITTED LUXURY KITCHEN WITH INTEGRATED APPLIANCES:

3.34m (10'11") x 3.80m (12'6")

Range of high and low level units. Inset single drainer sink unit with swan neck mixer tap. Integrated oven and touch control ceramic hob. Extractor hood. Under unit lighting. Plumbed for washing machine. Built in cupboard with Worcester gas fired combi boiler.

## OPEN PLAN TO SUNROOM/DINING AREA:

2.75m (9'0") x 3.09m (10'2")

Ceramic tiled floor. Recessed spotlights. PVC double glazed door leading to patio and rear garden.



### NEWLY FITTED LUXURY SHOWER ROOM:

Large shower cubicle with thermostatic shower. Drencher head and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Wall mirror with illuminated surround. Close couple low flush wc. Tiled effect panelled walls. PVC panelled ceiling. Chrome finished heated towel rail.



### BEDROOM (3):

3.35m (11'0") x 3.34m (10'11")

Laminated timber floor.

### BEDROOM (4):

3.35m (11'0") x 2.40m (7'10")

Laminated timber floor.



### FIRST FLOOR CONVERTED ROOFSPACE:

#### BEDROOM (1):

4.34m (14'3") x 3.24m (10'8")

Measurement to include built in robe. Large Velux window. Laminated timber floor. Eaves storage. Shower room ensuite. Shower cubicle with electric shower. Close couple low flush wc. Pedestal wash hand basin. Tiled walls.



#### BEDROOM (2):

4.53m (14'10") x 2.27m (7'5")

Velux window. Laminated timber floor. Eaves storage.

**OUTSIDE:** Front garden laid in lawn. Tarmac driveway with carport. South facing and private rear garden. Paved patio area and terraced gravel beds. Upper garden laid in lawn.



**DETACHED GARAGE:** 6.00m (19'8") x 3.15m (10'4")

Up and over door. Light and power.

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

**RATES PAYABLE:** For period April 2023 to March 2024 £1,213.07

**DIRECTIONS:** Benson Street runs from Tesco Store to Causeway End Road, number 137 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.



**137 Benson Street**

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft  
Garage = 18.9 sq m / 203 sq ft  
Total = 133.8 sq m / 1440 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	70 C
39-54	E		
21-38	F		
1-20	G		



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1049206)



**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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