



20 BARRACK HILL, STONEYFORD, LISBURN, BT28 3WL



- A Well Presented Semi Detached Property Occupying A Prime Cul De Sac Setting Situated Within This Popular Residential Location
- Entrance Hall With PVC Composite Entrance Door
- Lounge With Impressive Granite Fireplace And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Utility Area / Cloakroom With Low Flush Suite
- Three Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C7I

REF: DLI10324SR

- Paved Area To Front With Gravel Area To Side
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Oil Fired Central Heating System
- PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC composite entrance door with double glazed window above.



LOUNGE:

18' 7" x 11' 5" (5.67m x 3.48m)

Granite fireplace with open fire. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

18' 7" x 10' 1" (5.67m x 3.08m)

Range of high and low level units. Polished granite effect round edge work surfaces. Integrated double oven. Integrated five ring gas hob. Bowl and a half single drainer stainless steel sink unit with mixer tap. Extractor unit in stainless steel and glass canopy. Tiled floor. Recessed spotlights. Low level lighting. Under unit lighting. Plumbed for dishwasher. PVC composite double glazed door to rear patio area and garden.



UTILITY AREA:

6' 10" x 5' 6" (2.08m x 1.68m)

Range of built in units. Polished granite effect round edge work surfaces. Plumbed for washing machine. Space for tumble dryer. Tiled floor.



CLOAKROOM:

Low flush suite. Pedestal wash hand basin. Close couple low flush wc. Tiled floor.

FIRST FLOOR

BEDROOM (1):

13' 9" x 10' 6" (4.19m x 3.19m)

Measurements taken to widest points.



SHOWER ROOM EN SUITE:

Shower cubicle with electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.



BEDROOM (2):

11' 7" x 10' 7" (3.52m x 3.23m)



BEDROOM (3):

10' 5" x 7' 9" (3.17m x 2.37m)

Measurements to include built in robes with sliding doors.



BATHROOM:

White suite. PVC panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Separate hotpress on landing.



OUTSIDE

Paved area to front with gravel area to side. Enclosed rear garden laid in lawn with paved patio area. PVC oil storage tank. Boiler house with oil fired boiler. Outside tap and light. Garden shed.



DIRECTIONS

From Stoneyford Road turn into Barrack Hill. Number 20 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 2023 to March 2024 £920.26

SERVICE CHARGE:

A service charge of £200.85 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

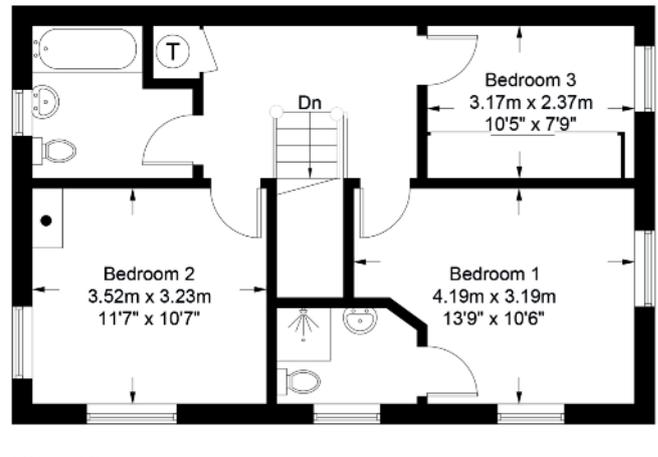
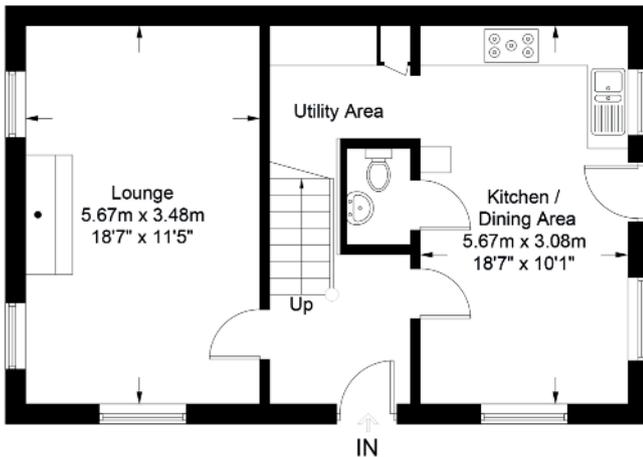
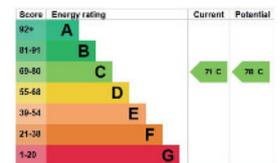


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VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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