



13 BELLEVUE PARK, LISBURN, BT28 3DL

- An Exceptionally Well Presented Semi Detached Property Occupying A Private And Exclusive End Cul De Sac Setting Within This Popular Residential Location Convenient To Lisburn City Centre
- Open Entrance Porch / Entrance Porch With PVC Double Glazed Entrance Door And Tiled Floor
- Lounge With Impressive Granite Fireplace And Solid Wood Floor
- Living/Dining Area With Cast Iron Fire Surround And Tiled Hearth Plus Solid Wood Floor
- Luxury Kitchen With Integrated Appliances
- Three Bedrooms (One With Built In Robes With Fitted Interior)
- Luxury Bathroom With White Suite Including Mira Sport Electric Shower

PRICE: OFFERS IN THE REGION OF £194,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E43

REF: DL260424SR

- Driveway To Front
- Pavior Brick Set Patio Area And Raised Lawn Area With Decking
- Detached Garage With Electric Up And Over Door
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors



ACCOMMODATION Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE PORCH:

PVC double glazed entrance door. Tiled floor.

LOUNGE:

12' 0" x 9' 10" (3.67m x 3.00m)

Granite fireplace with open fire. Solid wood floor.



LIVING/DINING AREA:

15' 3" x 9' 9" (4.65m x 2.98m)

Cast Iron fire surround and tiled hearth. Open fire. Solid wood floor.



LUXURY KITCHEN WITH INTEGRATED APPLIANCES:

12' 0" x 9' 5" (3.66m x 2.88m)

Range of high and low level units. Wood strip effect round edge work surfaces. Integrated Hotpoint oven. Integrated gas hob. Integrated fridge freezer. Integrated dishwasher. Extractor unit in stainless steel and glass canopy. Bowl in a half single drainer ceramic sink unit with swan neck mixer tap. Tiled floor. Storage under stairs. PVC double glazed door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

11' 10" x 9' 2" (3.60m x 2.80m)

Measurements to include built in robes with fitted interior.



BEDROOM (2):

9' 9" x 8' 10" (2.96m x 2.68m)

Measurements taken to widest points and to include built in storage



BEDROOM (3):

9' 11" x 9' 3" (3.01m x 2.83m)



LUXURY BATHROOM:

White suite. Panelled bath with centre mount waterfall style mixer tap. Mira Sport electric shower. Wall mounted vanity unit with wash hand basin and waterfall style mono style mixer tap. Close couple low flush wc.



OUTSIDE

Exclusive and private end of cul-de-sac setting. Driveway to front. Enclosed and private rear. Pavior brick set patio area. Raised lawn area with decking. External power sockets. Outside tap and light. Garden house. External store. PVC oil storage tank.



DETACHED GARAGE:

20' 0" x 10' 1" (6.09m x 3.07m)

Electric up and over door. Oil fired boiler. Light and power.

DIRECTIONS

From Antrim Road turn into Bellevue Park. Number 13 is at the end of the cul de sac.

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



TENURE:

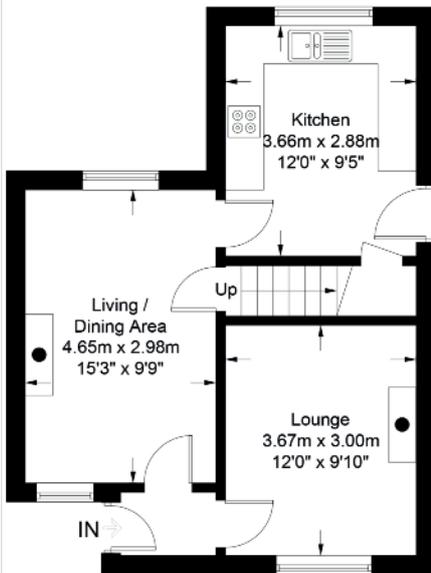
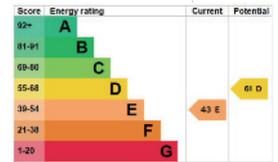
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

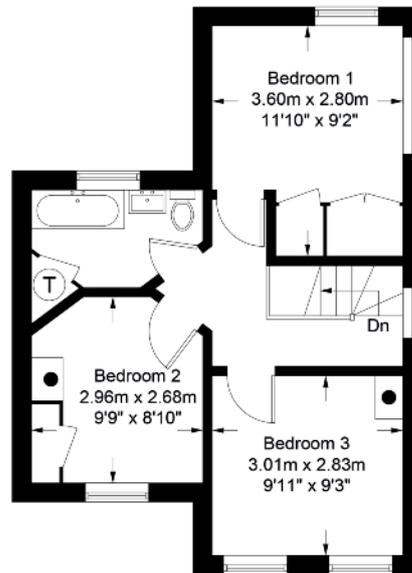
For period April 2024 to March 2025 £1,000.50



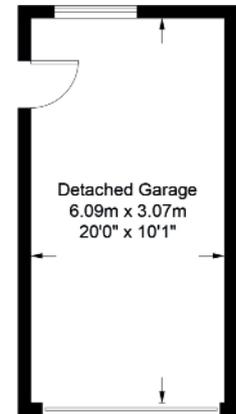
13 Bellevue Park



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1075774)

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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