



132 HILDEN COURT, LISBURN, BT27 4YW

- A Most Outstanding And Well Presented Semi Detached Property Occupying A Spacious And Private End Of Cul De Sac Setting Within This Ever Popular And Convenient Residential Location
- Lounge With Pine And Cast Iron Fireplace
- Luxury Fitted Kitchen And Dining Area
- Five Bedrooms (One With Shower Room En Suite)
- Luxury Bathroom With Shower Bath And Triton Electric Shower
- Spacious Side And Rear Gardens With Private Aspects
- Gas Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £225,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D68

REF:DL220824HG

- PVC Double Glazed Windows And External Doors
- A spacious family home with optional 4 or 5 bedroom layout and private setting within this highly desirable location close to local amenities, train station and excellent schools for all ages, we strongly recommend early viewing.

ACCOMMODATION:

Measurements are approximate.

ENTRANCE HALL: Two built in cloaks storage cupboards. Oak laminated timber floor. PVC double glazed entrance door.

LOUNGE: 4.74m (15'7") x 4.35m (14'3")
Pine and cast iron fireplace and slate tiled hearth.

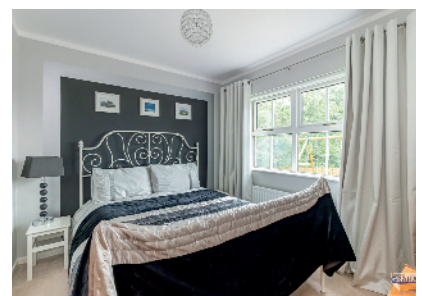
LUXURY FITTED KITCHEN / DINING AREA:
4.35m (14'3") x 3.07m (10'1")
Range of high and low level units. Granite effect worktops. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. Extractor hood in stainless steel and glass canopy. PVC double glazed back door leading to paved patio area and private rear garden.

BEDROOM (3): 2.96m (9'9") x 2.75m (9'0")

BEDROOM (4): 2.96m (9'9") x 2.75m (9'0")
Range of built in units.

BEDROOM (5) OR STUDY: 2.96m (9'9") x 2.2m (7'3")
Oak laminated timber floor.

LUXURY TILED BATHROOM WITH WHITE SUITE:
Shower bath with Triton electric shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Separate airing cupboard.



SPACIOUS GALLERY LANDING WITH LARGE ROOF WINDOW

BEDROOM (1): 4.7m (15'5") x 2.75m (9'0")

Large built in robe. Access to eave storage. Two roof windows.

LUXURY SHOWER ROOM EN SUITE:

Large walk in shower enclosure. Thermostatic shower. Vanity unit with wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Ceramic tiled floor. Roof window.

BEDROOM (2): 4.70m (15'5") x 2.97m (9'9")

Access to eaves storage.

OUTSIDE

Prime end of cul de sac setting. Front garden with mature shrubs. Enclosed and private side and rear gardens laid in lawns. Paved patio area. Tarmac driveway.

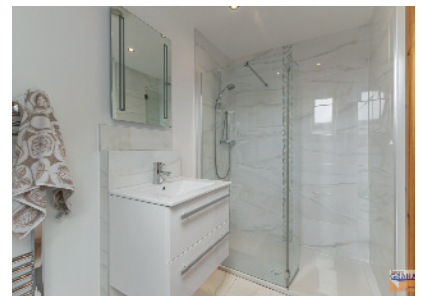
TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £1000.50

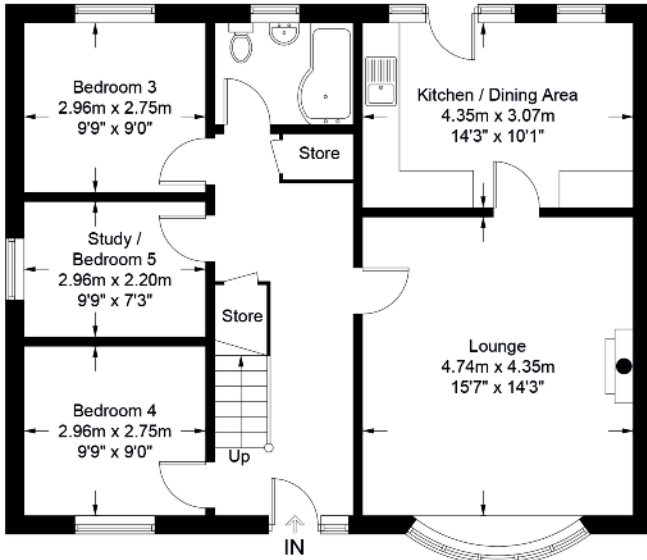
DIRECTIONS: From Grand Street turn into Hilden Court and proceed to T junction then turn right into cul de sac, number 132 is at the end.

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

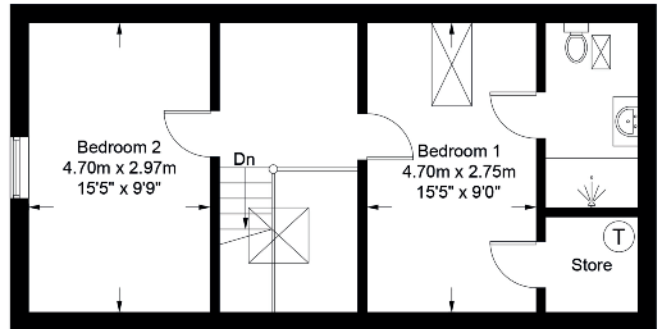


132 Hilden Court

Approximate Gross Internal Area = 125.9 sq m / 1355 sq ft

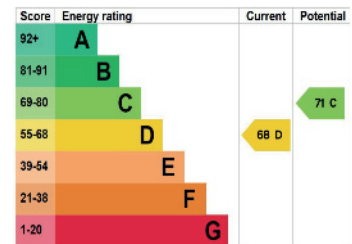


Ground Floor
855 sq ft / 79.4 sq m



First Floor
500 sq ft / 46.5 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1117355)



VALUATION SERVICE

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

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

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