



4 FAIRTREE HILL, LAMBEG, LISBURN, BT27 4NR



- An Excellent Detached Family Home Occupying A Prime Cul De Sac Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Lounge With Marble Fireplace
- Dining Room With Panoramic Views
- Family Room With Fireplace And Sliding Door To Balcony With Panoramic Views
- Spacious Kitchen And Dining Area With Integrated Appliances / Utility Room
- Four Bedrooms (One With Shower Room En Suite)
- Bathroom With Coloured Suite

PRICE: OFFERS IN THE REGION OF £275,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F33

REF:DL240924HG

- Two Useful Basement Stores
- Integral Single Garage With Loft Storage
- Good Sized Front And Rear Gardens With Private Aspects
- Tarmac Driveway And Parking Area
- Oil Fired Central Heating System And Partial Double Glazing
- A well proportioned family home situated close to local shops and excellent schools for all ages, we strongly recommend early viewing.

ACCOMMODATION:

Measurements are approximate.

ENTRANCE PORCH: Tiled floor.

ENTRANCE HALL: Plaster cornice.

CLOAKROOM: Low flush suite. Low flush wc. Wash hand basin.

LOUNGE: 5.06m (16'7") x 4.00m (13'1")

Measurement taken into bay window. Marble fireplace and hearth. Plaster cornice.

DINING ROOM: 3.15m (10'4") x 3.05m (10'0")

Panoramic views. Glazed double doors leading to family room.

FAMILY ROOM: 4.72m (15'6") x 3.05m (10'0")

Tiled fireplace and hearth with Baxi boiler grate. Sliding patio door leading to balcony with panoramic views.

SPACIOUS KITCHEN AND DINING AREA:

6.70m (22'0") x 3.66m (12'0")

Range of high and low level units. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated oven, microwave and hob. Ceramic tiled floor.

UTILITY ROOM: Stainless steel sink with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. Access to integral garage.



LOWER GROUND FLOOR

BEDROOM (1):

4.25m (13'11") x 3.30m (10'10")

Measurement to include range of built in robes. Built in robe.



SHOWER ROOM EN SUITE:

Shower cubicle with Grohe thermostatic shower. Vanity unit with wash hand basin. Close couple low flush wc. Part tiled walls.



BEDROOM (2): 4.45m (14'7") x 3.30m (10'10")

BEDROOM (3): 3.00m (9'10") x 2.68m (8'10")

Measurement to include built in robe.



BEDROOM (4): 3.00m (9'10") x 2.40m (7'10")

Measurement to include built in robes.

BATHROOM: Panelled bath with mixer tap and shower attachment. Vanity unit with wash hand basin. Close couple low flush wc. Part tiled walls. Pine ceiling. Separate airing cupboard.



BASEMENT STORES: Two basement stores with lights. Please note there are no windows in these stores.

OUTSIDE

Good sized front and rear gardens with private aspects. Laid in lawns with mature trees. Tarmac driveway and parking areas.

INTEGRAL GARAGE: 5.40m (17'9") x 3.36m (11'0")

Up and over door. Light and power. Fixed steps to loft storage.

TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is one peppercorn (if demanded) per annum, we recommend the purchaser and their solicitor verify the details.



RATES PAYABLE: For period April 2024 to March 2025 £2001

DIRECTIONS: From Moss Road turn into Skyline Drive and then left into Fairtree Hill, number 4 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.



4 Fairtree Hill, Lisburn

Approximate Gross Internal Area = 222.1 sq m / 2391 sq ft

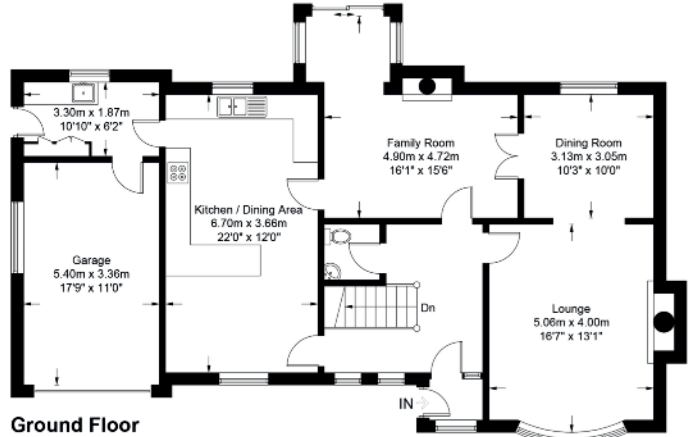
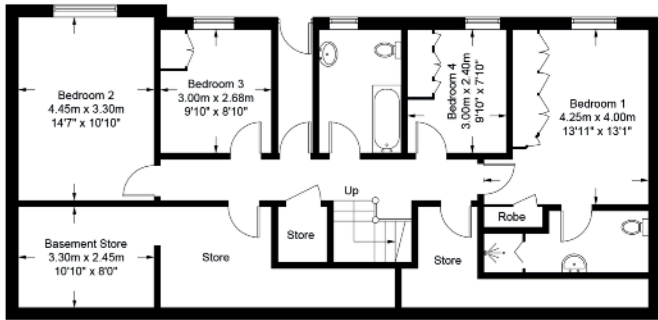


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1128503)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		49 E
21-38	F	33 F	
1-20	G		

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