



37 HILDEN COURT, LISBURN, BT27 4YL

- A Well Presented Mid Terrace Property Occupying A Pleasant Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Hilden Train Halt
- Entrance Porch With PVC Double Glazed Entrance Door And Herringbone Style Laminated Timber Floor
- Lounge With Decorative Fireplace And Herringbone Style Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Good Sized Bedrooms With Laminated Timber Floor
- Bathroom With White Suite Plus Triton Electric Shower
- Tarmac Driveway To Front With Paved Path To Entrance Door

PRICE: OFFERS IN THE REGION OF £134,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E45

REF: DL221124SR

- Enclosed Rear Garden Laid In Lawn With Raised Paved Patio Area
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE PORCH:

PVC double glazed entrance door. Herringbone style laminated timber floor.



LOUNGE:

15' 9" x 11' 3" (4.81m x 3.42m)

Herringbone style laminated timber floor. Bow window. Decorative wooden fireplace.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

15' 9" x 9' 10" (4.81m x 3.01m)

Range of high and low level units. Granite effect round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated oven and hob. Extractor unit in stainless steel and glass canopy. Part tiled walls. Plumbed for washing machine. PVC double glazed door to rear patio area and garden. Walk in store.



FIRST FLOOR

BEDROOM (1):

15' 10" x 9' 6" (4.83m x 2.90m)

Measurements taken to widest points. Laminated timber floor.



BEDROOM (2):

11' 3" x 10' 3" (3.42m x 3.12m)

Laminated timber floor.



BEDROOM (3):

13' 9" x 8' 6" (4.20m x 2.60m)

Measurements taken to widest points.

Laminated timber floor.



BATHROOM:

White suite. PVC panelled bath with waterfall style mixer tap. Triton electric shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. PVC panelled walls. PVC panelled ceiling. Separate hotpress on landing.

OUTSIDE

Tarmac driveway to front with paved path to entrance door. Enclosed rear garden laid in lawn with raised paved patio area. Outside tap. PVC oil storage tank. Oil fired boiler.



DIRECTIONS

From Grand Street turn into Hilden Court. Number 37 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.



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 2024 to March 2025 £761.25



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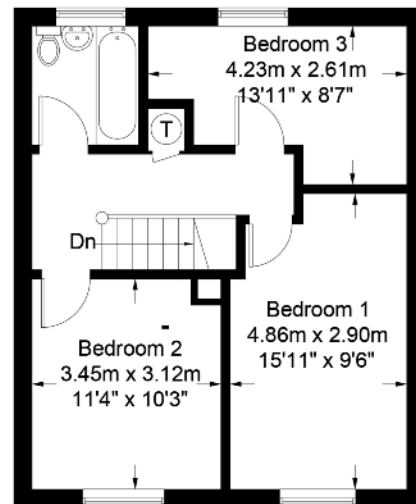
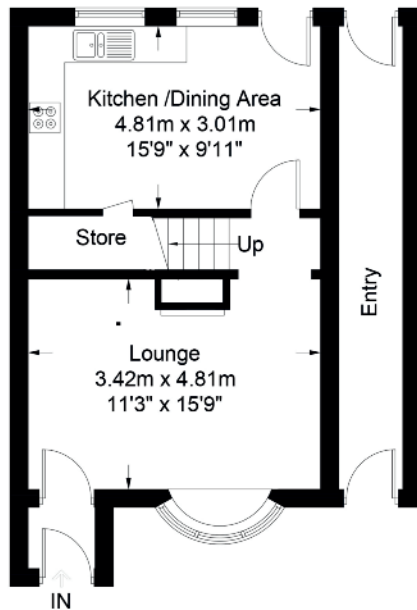


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID457307)

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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