



**27 ST MARKS WOOD,  
LISBURN, BT28 3AQ**

- A Most Impressive And Exceptionally Well Presented Semi Detached Property Occupying A Prime Setting Within This Ever Popular And Convenient Residential Location
- Lounge With Multi Fuel Stove And Laminated Timber Floor
- Luxury Fitted Kitchen/Dining Area With Range Of Integrated Appliances And Patio Doors
- Three Bedrooms With Laminated Timber Floors (Wardrobe With Sliding Mirror Doors Included)
- Bathroom With White Suite And Thermostatic Shower
- Enclosed And Private Rear Garden With Paved Patio Area
- Gas Fired Central Heating System

**PRICE: OFFERS IN THE REGION OF £149,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D68**

**REF: DL161224SR**

- PVC Double Glazed Windows And External Doors
- PVC Facias And Soffits
- A beautifully decorated and well presented home convenient to local shops, excellent schools for all ages and Lisburn city centre, we strongly recommend early viewing.



## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels, Laminated timber floor. Storage under stairs.



### LOUNGE:

4.94m (16'2") x 3.74m (12'3")

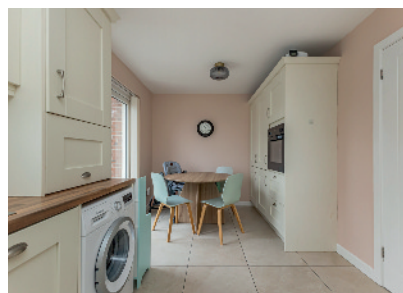
Multi fuel stove on granite hearth. Laminated timber floor.



### KITCHEN/DINING AREA:

4.94m (16'2") x 2.67m (8'9")

Excellent range of high and low level units. Wood strip effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven. Integrated hob (slight damage) Extractor hood in stainless steel and glass canopy. Integrated fridge freezer and dishwasher. Plumbed for washing machine. Part tiled walls and tiled floor. Double glazed double doors leading to rear patio area and garden.



## FIRST FLOOR

### BEDROOM (1):

3.73m (12'3") x 3.16m (10'4")

Wardrobe with sliding mirror doors. Laminated timber floor. Roof window. Measurements taken into sloping ceiling.



### BEDROOM (2):

3.16m (10'4") x 2.64m (8'8")

Laminated timber floor. Roof window. Measurements taken into sloping ceiling.



### BEDROOM (3):

3.73m (12'3") x 1.75m (5'9")

Laminated timber floor. Roof window. Measurement taken into sloping ceiling.

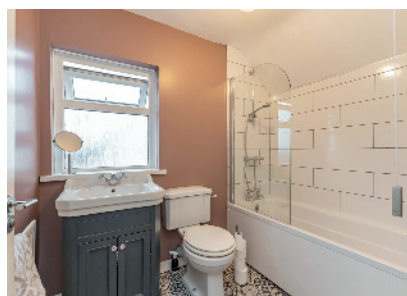
### BATHROOM:

White suite. Panelled bath with thermostatic shower and shower screen. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Separate storage cupboard on landing with gas fired boiler.



### OUTSIDE:

Enclosed and private rear garden laid in lawn and paved patio area. Tarmac area with garden shed. Flower bed with mature trees and shrubs. Outside tap and light. Front garden laid in gravel bed. 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 £761.25

### DIRECTIONS:

From Prince William Road turn onto Ballymacash Road. Turn right into St Marks Wood. Number 27 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.



## 27 St. Marks Wood

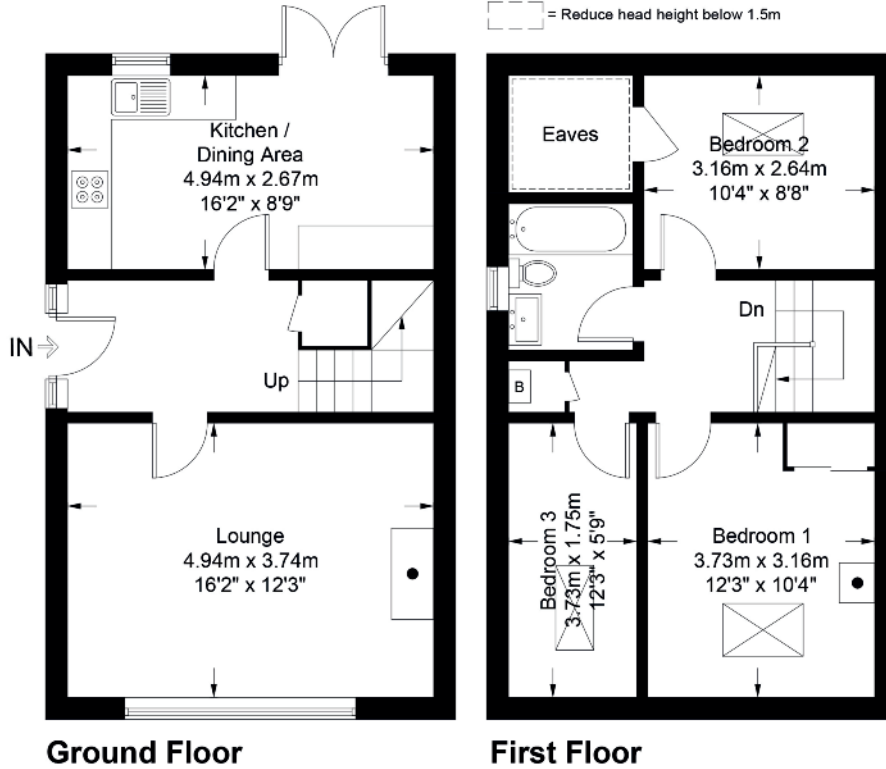
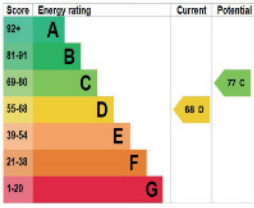


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1152302)



## VALUATION SERVICE

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

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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