



33 WARREN PARK DRIVE, LISBURN, BT28 1HF



- An Extended End Terrace Property Situated Within A Popular And Convenient Residential Location
- Lounge With Tiled Fireplace And Hearth
- Dining Room
- Extended Kitchen And Dining Area
- Two Bedrooms (One With Built In Robes)
- Shower Room With Aqualisa Quartz Power Shower And Chrome Finish Heated Towel Rail
- Large Detached Garage To Rear
- Oil Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £99,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E39

REF:HG140125DL

- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- An excellent opportunity to acquire one of these popular homes situated close to local shops, Lagan Valley Hospital and Lisburn City Centre, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Stairlift not included and to be removed.

LOUNGE:

4.07m (13'4") x 3.23m (10'7")

Tiled fireplace and hearth. Measurement taken into bay window. Archway to dining room.

DINING ROOM:

2.55m (8'4") x 2.29m (7'6")

EXTENDED KITCHEN & DINING AREA:

4.85m (15'11") x 2.04m (6'8")

Measurement taken to widest points. Range of high and low level units. Laminated work surfaces. Single drainer stainless steel sink unit. Mono style mixer tap. Plumbed for washing machine. Part tiled walls. PVC double glazed back door.



FIRST FLOOR

BEDROOM (1):
3.55m (11'8") x 3.33m (10'11")
Built in robe.



BEDROOM (2):
2.67m (8'9") x 2.24m (7'4")



SHOWER ROOM:

Shower cubicle with Aqualisa quartz power shower. Vanity unit with wash hand basin. Close couple low flush wc. Chrome finish heated towel rail. Hotpress.



OUTSIDE: Front garden laid in lawn. Concrete area to rear. Oil fired boiler. PVC oil storage tank. Outside tap and light.

LARGE DETACHED GARAGE:
7.45m (24'5") x 3.67m (12'0")
Up and over door. Light and power.



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 £652.50

DIRECTIONS: From Hillsborough Road turn into Warren Park then turn right into Warren Park Drive, number 33 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.



33 Warren Park Drive, Lisburn

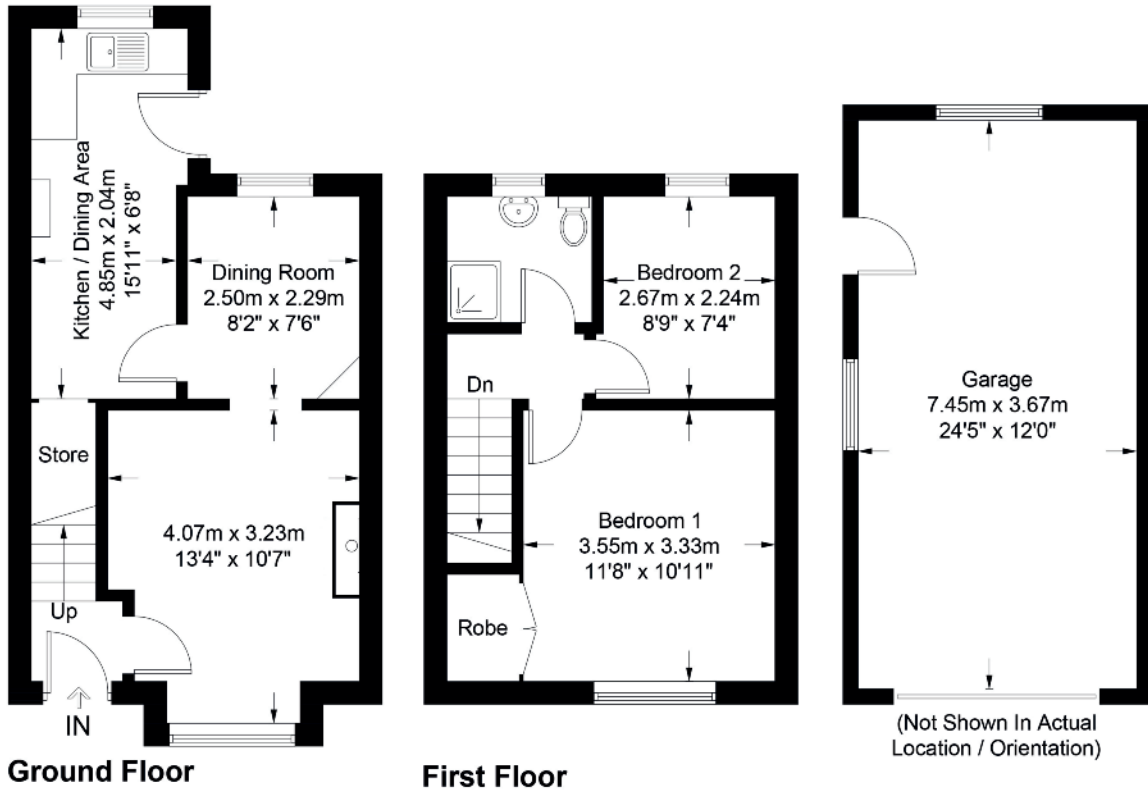


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1158264)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | 58 D |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

VALUATION SERVICE

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

www.hgraham.co.uk

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

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