



11 STONEBRIDGE COURT. STONEYFORD, BT28 3EL

- A Spacious And Well Presented Detached Bungalow Occupying A Generous Cul De Sac Setting
- Spacious Lounge With Open Fireplace And Patio Door
- Open Plan Dining Area
- Kitchen Dinette With Range Of High And Low Level Units
- Three Well Proportioned Bedrooms (Two With Built In Robes)
- Recently Refitted And Luxury Bathroom With Bath And Quadrant Shower Cubicle
- Spacious Gardens To Front Side And Rear
- Detached Garage And Tarmac Driveway Plus Parking Areas

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E50

REF:HG110225DL

- Oil Fired Central Heating System With Grant Condensing Type Boiler
- PVC Double Glazed Windows And Patio Door
- PVC Facias And Soffits
- A well presented bungalow pleasantly situated with this ever popular location in Stoneyford Village offering convenience to Lisburn, Belfast and Crumlin, we strongly recommend early viewing.



ACCOMMODATION

Measurements are approximate.

SPACIOUS OPEN ENTRANCE PORCH

ENTRANCE HALL



SPACIOUS LOUNGE:

6.00m (19'8") x 3.87m (12'8")

Open fireplace with raised hearth. PVC double glazed patio door leading to patio and rear garden. Open plan to dining area.



DINING AREA:

3.77m (12'4") x 2.78m (9'1")

Laminated timber floor.



KITCHEN/DINETTE:

3.77m (12'4") x 3.16m (10'4")

Range of high and low level units. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Part tiled walls. Tiled floor. Pine panelled ceiling.



BEDROOM (1): 3.14m (10'4") x 2.88m (9'5")

Built in robe.



BEDROOM (2): 3.14m (10'4") x 2.83m (9'3")

Built in robe.

BEDROOM (3): 3.17m (10'5") x 2.75m (9'0")

Access hatch to roof space.



RECENTLY REFITTED AND LUXURY BATHROOM:

Panelled bath. Centre mount mixer tap. Quadrant shower cubicle with Redring electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled effect panelled walls. Wall mirror with back light. PVC panelled ceiling with recessed spotlights. Separate hotpress.



Wooden folding ladder to partly floored roofspace with light.

OUTSIDE

Spacious cul-de-sac setting laid in lawns to front, side and rear. Paved patio area. PVC oil storage tank. Outside tap and light. Tarmac driveway and parking areas.

DETACHED GARAGE: 6.30m (20'8") x 2.95m (9'8")

Up and over door. Grant condensing type boiler. Plumbed for washing machine. Light and power.



TENURE: We have been advised the tenure for this property is leasehold and no ground rent is demanded, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £1131

DIRECTIONS: From Stoneyford Road turn into Stonebridge Court and then turn right into cul de sac, number 11 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.



11 Stonebridge Court, Stoneyford

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft
Garage = 19.5 sq m / 210 sq ft
Total = 117.0 sq m / 1259 sq ft

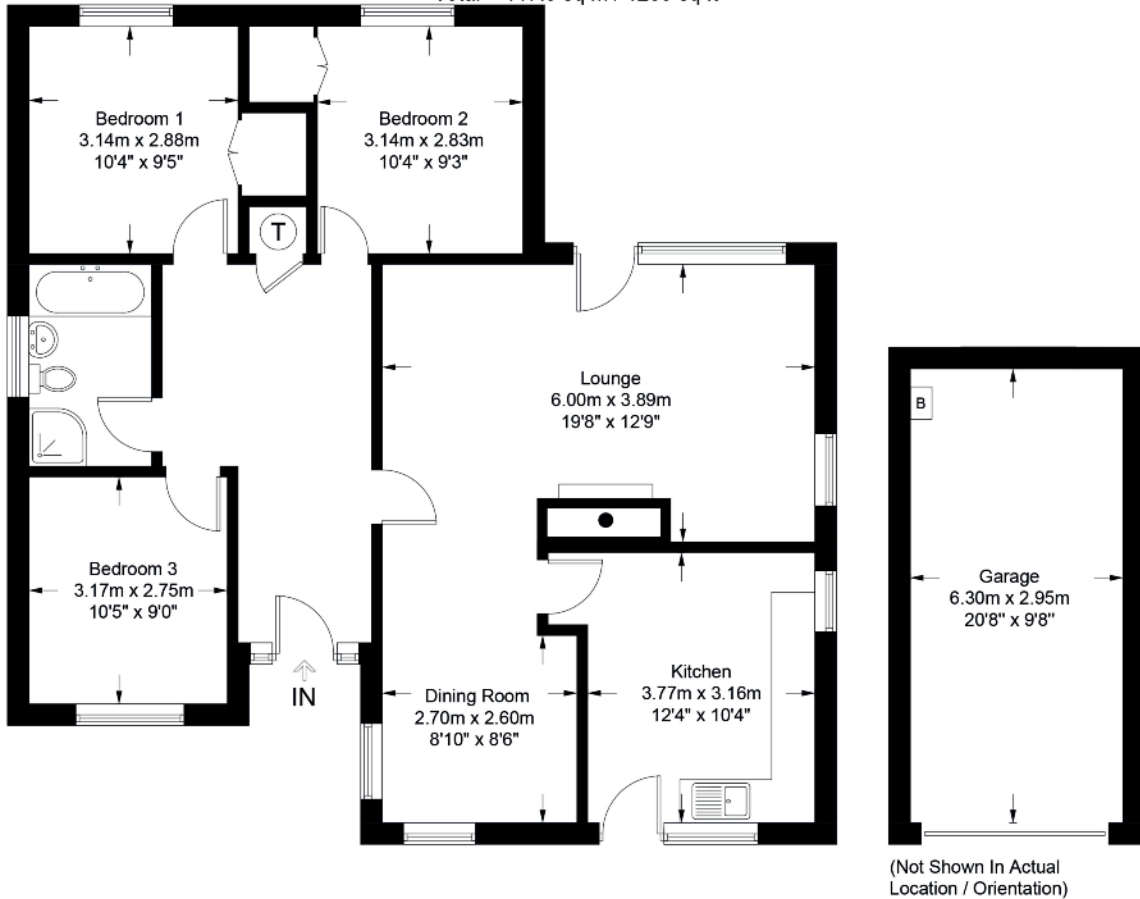


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1167850)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	50 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

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.