



16 Hilden View, Lisburn, BT27 5SF

Price Guide £135,000

This attractive mid terrace property is situated in a popular semi rural location in Lambeg. Bright and spacious throughout the accommodation comprises spacious lounge, kitchen with dining, two good sized bedrooms and bathroom suite. Further benefits include oil fired central heating and PVC double glazed windows. There is also a private garden to rear. Conveniently located within easy reach to both Belfast & Lisburn City Centres the property is close to a host of amenities and excellent transport links.

- Well Presented Terraced Home
- Modern Kitchen With Dining Area
- Bathroom Suite With Bath & Shower
- Beautiful Views Of The Surrounding Countryside
- An Ideal First Time Buy
- Spacious Living Room With Open Fire
- Two Good Sized Bedrooms
- Enclosed Rear Garden In Lawn
- Oil Fired Central Heating / PVC Double Glazed
- Viewing Recommended

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE HALL

Hardwood front door, solid wood floor.

LIVING ROOM 18'6" x 9'7" (5.65 x 2.94)



Solid wood floor, open fire.



KITCHEN 13'5" x 11'1" (4.1 x 3.4)



Modern range of high and low level units, plumbed for washing machine, integrated double oven, hob, extractor fan, plumbed

for washing machine, stainless steel sink unit with mixer tap, ceramic tiled floor.



STORAGE

Storage under stairs.

ON THE FIRST FLOOR

BEDROOM ONE 13'5" x 11'1" (4.1 x 3.4)



BEDROOM TWO 13'5" x 8'2" (4.1 x 2.5)



Sliding robes. Laminate wood floor.

BATHROOM



Low flush W.C, pedestal wash hand basin, bath, shower, ceramic tiled floor.



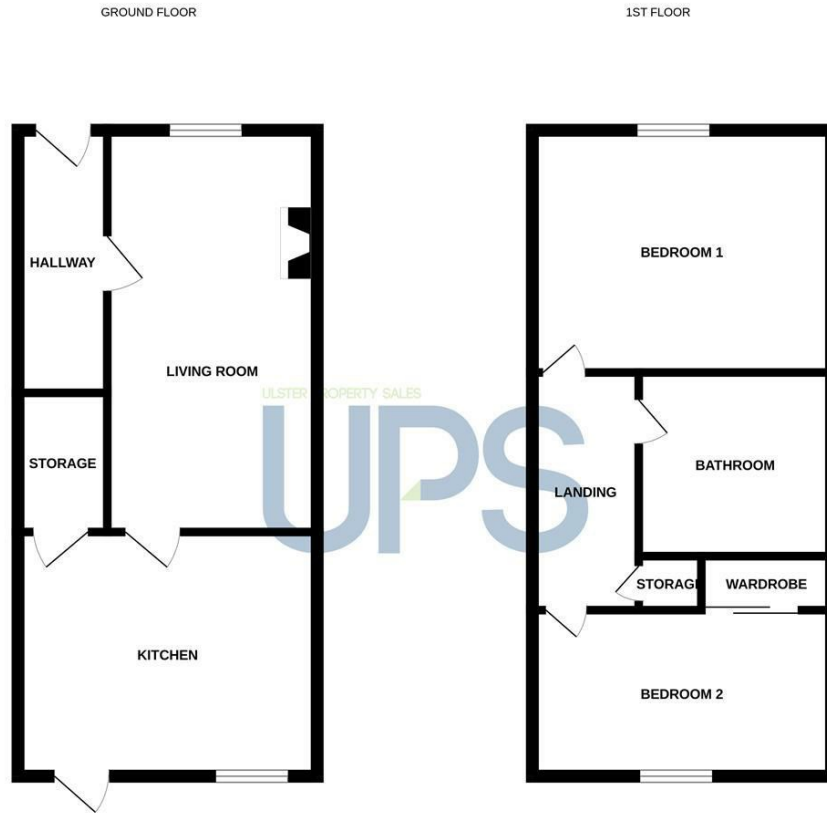
OUTSIDE



Enclosed rear garden.

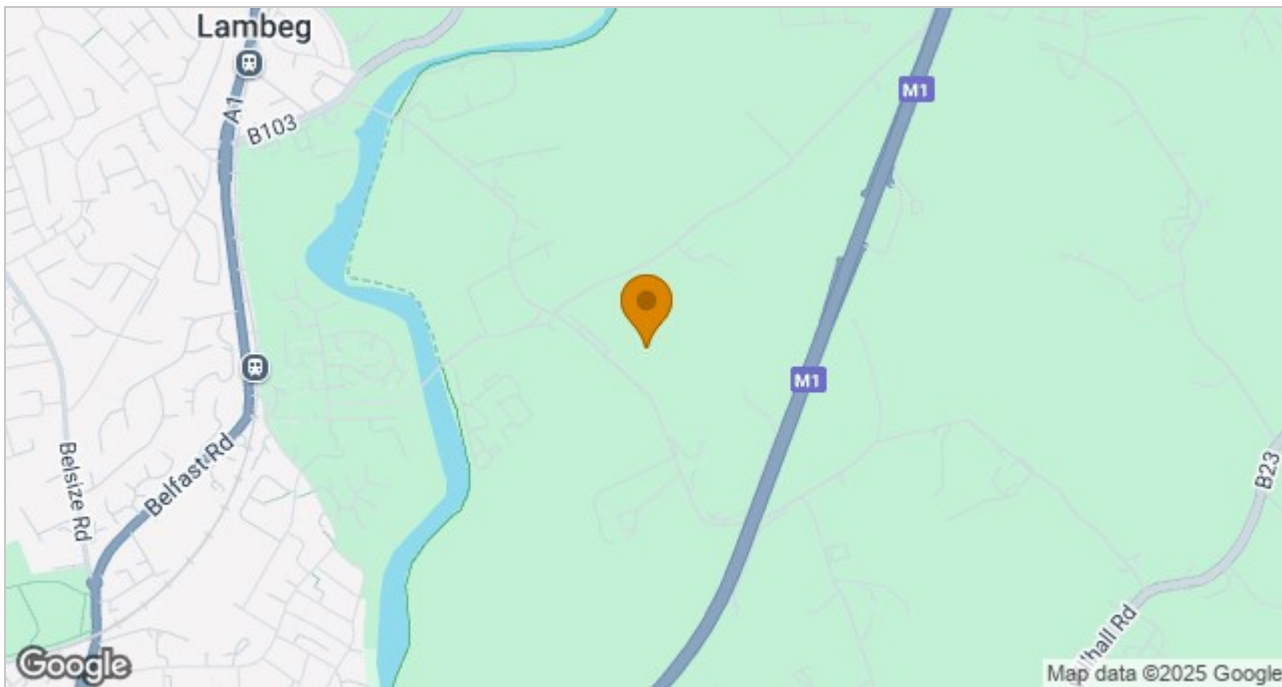


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropex ©2023

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark