



8 BEECHFIELD MEWS, LISBURN, BT28 1NR



- An Exceptionally Well Presented End TownHouse Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With PVC Composite Double Glazed Entrance Door
- Lounge With Bay Window And Granite Fireplace With Open Fire
- Kitchen/Dining Area With Integrated Oven And Hob
- Cloakroom With Low Flush Suite
- Three Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite Including Shower Cubicle With Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C75

REF: DLI60224SR

- Front Garden Laid In Gravel With Paved Path To Entrance Door
- Rear Garden Laid In Lawn With Paved Patio Area
- Two Allocated Carparking Spaces
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows
- Large Communal Garden With Views Of The River Lagan



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC composite double glazed entrance door.

LOUNGE:

16' 2" x 12' 11" (4.92m x 3.93m)

Measurements taken to widest points and into bay window. Granite fireplace with open fire. Laminated timber floor. Storage under stairs.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

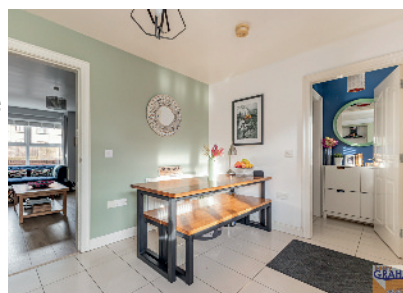
12' 6" x 10' 11" (3.82m x 3.34m)

Measurements taken to widest points. Range of high and low level units. Solid wood work tops. Integrated oven and hob. Extractor unit in black stainless steel canopy. Single drainer composite sink unit with swan neck mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. Double glazed and panelled door to rear patio area and garden. Storage cupboard with gas fired boiler.



CLOAKROOM:

Low flush suite. Wash hand basin. Close couple low flush wc. Tiled floor.



FIRST FLOOR

BEDROOM (2):

13' 3" x 10' 0" (4.04m x 3.05m)

Measurements taken to widest points.



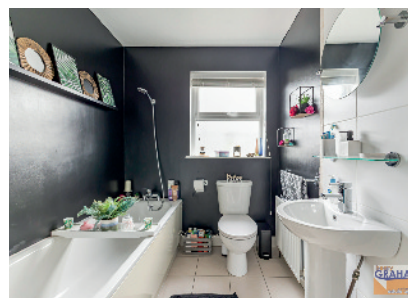
BEDROOM (3):

10' 1" x 10' 1" (3.07m x 3.07m)

Measurements taken to widest points.

BATHROOM:

White suite. Shower cubicle with thermostatic shower and tiled walls. Panelled bath with mono style mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor. Recessed spotlights.



SECOND FLOOR

BEDROOM (1):

15' 7" x 13' 0" (4.75m x 3.95m)

Measurements taken to widest points and into dormer window. Built in robe.



SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower and tiled walls. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor. Recessed spotlights. Roof window. Separate hotpress on landing.



OUTSIDE

Front garden laid in gravel with paved path to entrance door. Paved area to side. Rear garden laid in lawn with paved patio area. Outside tap and light. Two allocated parking spaces. Large communal garden with views of the River Lagan.



DIRECTIONS

From Lisburn continue onto Moira Road. Number 8 Beechfield Mews 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 have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £920.26

SERVICE CHARGE:

A service charge of approximately £238 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



8 Beechfield Mews

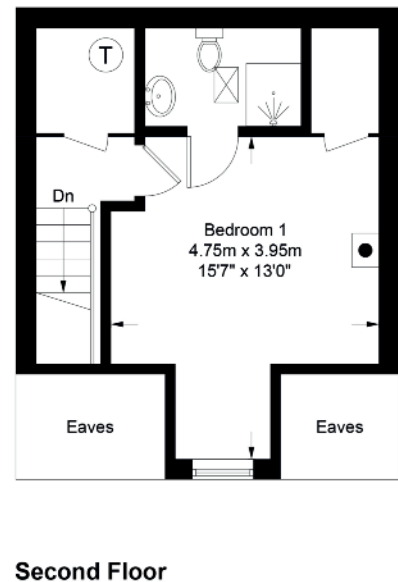
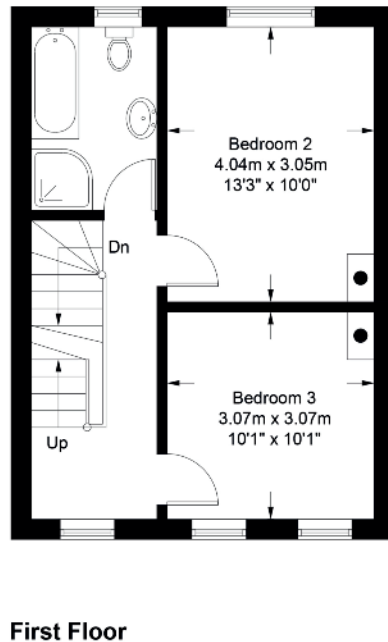
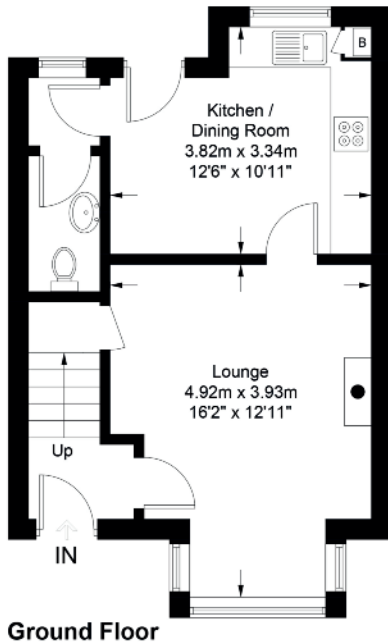


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