



## **30 HILDEN COURT, LISBURN, BT27 4YN**



- A Mid Terrace Property Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Hilden Train Halt
- Entrance Porch With Mahogany Effect PVC Double Glazed Entrance Door
- Lounge With Mahogany And Tiled Fireplace With Granite Effect Inset And Coal Effect Electric Fire
- Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms (One With Built In Robes With Sliding Mirror Doors And Fitted Interior)
- Tiled Bathroom With White Suite Including Chrome Finish Heated Towel Rail
- Pavior Brick Set Area To Front With Tarmac Driveway

**PRICE: OFFERS IN THE REGION OF £129,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E44**

**REF: DL100924SR**

- Enclosed Rear Paved Area With Raised Decking Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows And External Doors

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE PORCH:

Mahogany effect PVC double glazed entrance door. Recessed spotlight.

### LOUNGE:

**15' 8" x 14' 6" (4.77m x 4.42m)**

Measurements taken to widest points. Mahogany and tiled fireplace with granite effect inset and coal effect electric fire. Bow window.



### KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

**15' 8" x 9' 9" (4.77m x 2.97m)**

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge freezer. Concealed extractor unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Laminated timber floor. Recessed spotlights. Storage under stairs. Mahogany effect PVC double glazed door to rear.



## FIRST FLOOR

### BEDROOM (1):

15' 9" x 9' 5" (4.79m x 2.87m)

Measurements to include built in robes with sliding mirror doors and fitted interior. Laminated timber floor.



### BEDROOM (2):

11' 1" x 10' 1" (3.38m x 3.08m)

### BEDROOM (3):

13' 8" x 8' 6" (4.17m x 2.58m)

Measurements taken to widest points.



### TILED BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights. Separate hotpress on landing.



### OUTSIDE

Pavior brick set area to front with tarmac driveway. Enclosed rear paved area with raised decking area. Boiler house with oil fired boiler. PVC oil storage tank. Outside tap and light.

### TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £20, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2024 to March 2025 £761.25

### DIRECTIONS

From Grand Street turn into Hilden Court. Take the first first into the cul de sac. Number 30 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.



**30 Hilden Court**

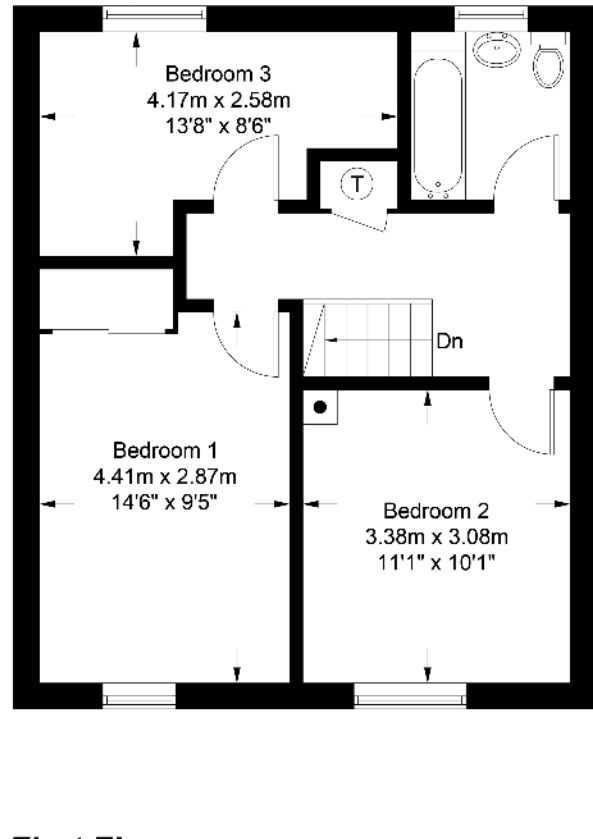
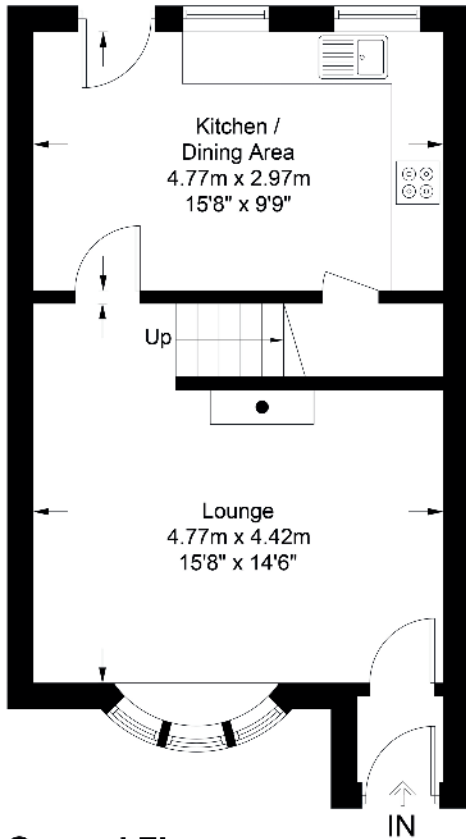
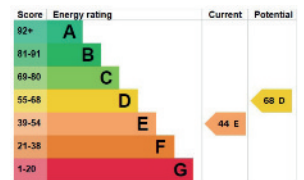


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1124225)



**VALUATION SERVICE**

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

**www.hgraham.co.uk**

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