



## **3 BEECHDENE GARDENS, LISBURN, BT28 3JH**

- An Extended Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Decorative Wooden And Tiled Fireplace
- Living Area With Laminated Timber Floor
- Extended Kitchen/Dining Area
- Three Bedrooms (One With Built In Storage)
- Bathroom With White Suite

**PRICE: OFFERS IN THE REGION OF £239,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING REF: D64**

**DL201025SR**

- Tarmac Driveway And Parking Area To The Front
  - Enclosed Rear Garden Laid In Lawn With Paved Patio Area
  - Detached Garage With Up And Over Door
  - Gas Fired Central Heating System
  - PVC Fascias And Soffits
  - PVC Double Glazed Windows And External Doors
- ACCOMMODATION** Measurements are approximate

## OPEN ENTRANCE PORCH

### ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels. Laminated timber floor. Storage under stairs.



### LOUNGE:

**12' 0" x 10' 10" (3.67m x 3.31m)**

Decorative wooden and tiled fireplace with granite hearth. Open fire.



### LIVING AREA:

**18' 4" x 12' 6" (5.58m x 3.81m)**

Measurements taken to widest points. Laminated timber floor. Open plan to kitchen/dining area.

### EXTENDED KITCHEN/DINING AREA:

**13' 1" x 11' 1" (3.99m x 3.37m)**

Range of high and low level units. Polished granite effect round edge work surfaces. Space for oven and hob. Concealed extractor unit. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls. Tiled floor. Recessed spotlights. PVC double glazed door to rear patio area and garden. Open plan to living area.



## FIRST FLOOR

**BEDROOM (1):**  
12' 6" x 10' 2" (3.81m x 3.09m)



**BEDROOM (2):**  
10' 10" x 10' 2" (3.31m x 3.09m)  
Measurements to include built in storage.



**BEDROOM (3):**  
8' 2" x 7' 9" (2.49m x 2.35m)  
Measurements to include stair box.



**BATHROOM:**  
White suite. Wood panelled bath with mixer tap and shower attachment. Triton electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Separate storage cupboard on landing with Ideal gas fired boiler.



## OUTSIDE

Tarmac driveway and parking area to front. Gravel set flower bed. Enclosed rear garden laid in lawn with paved patio area. Outside tap and light.

**DETACHED GARAGE:**  
19' 3" x 9' 11" (5.87m x 3.02m)  
Up and over door. Light and power.



**DIRECTIONS**  
From Pond Park Road/Antrim Road turn onto Beechdene Drive. Turn left onto Beechdene Gardens. Number 3 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 2025 to March 2026 £1,091.76



**3 Beechdene Gardens**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

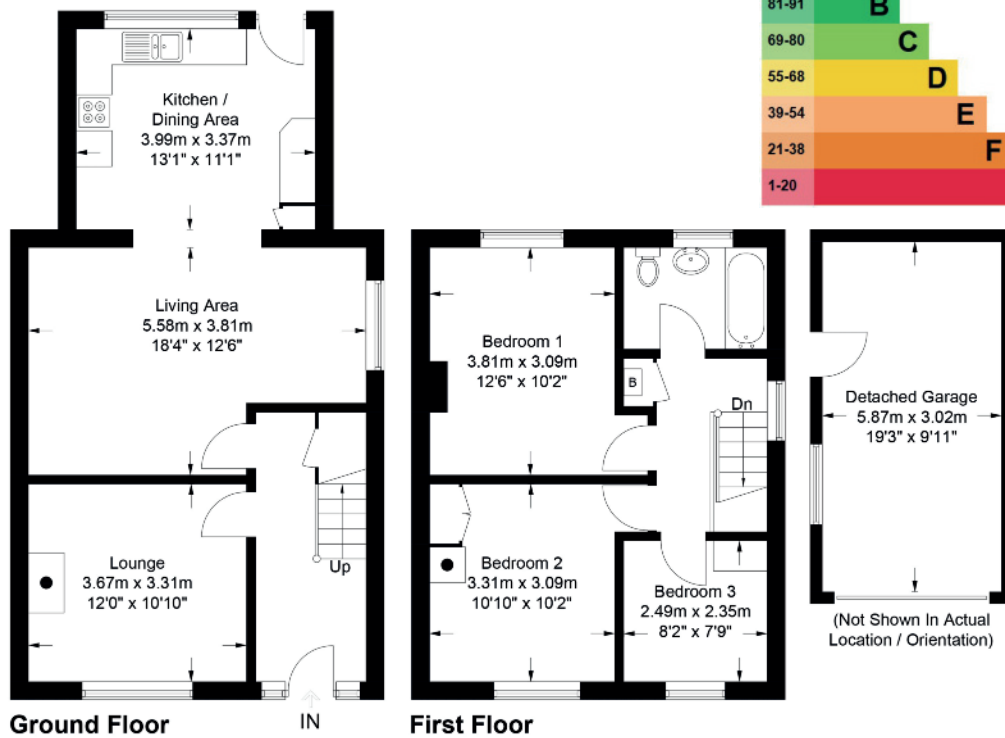


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1248928)

**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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