



40 LAWNMOUNT CRESCENT, LISBURN, BT27 4TT



- A Well Presented Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Hilden Train Halt
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Sandstone And Granite Fireplace Plus Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Tiled Bathroom With White Suite
- Three Bedrooms With Laminated Timber Floor
- Enclosed Front Garden Laid In Lawn With Paved Path To Entrance Door

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D57

REF: DL221025SR

- Enclosed Rear Patio Garden Laid In Paving With Raised Gravel Area
- External Store
- Oil Fired Central Heating System
- Mahogany Effect PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

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

LOUNGE:

12' 9" x 10' 2" (3.89m x 3.09m)

Measurements taken to widest points. Sandstone and granite fireplace. Bay window. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

12' 9" x 10' 0" (3.89m x 3.06m)

Measurements taken to widest points. Range of high and low level units. Polished granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge/freezer. Extractor unit in black stainless steel canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Hotpress. Part tiled walls. Tiled floor. Recessed spotlights. Mahogany effect PVC double glazed door to rear patio garden.



TILED BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor.



FIRST FLOOR

BEDROOM (1):

13' 0" x 9' 8" (3.95m x 2.94m)

Laminated timber floor.



BEDROOM (2):

10' 11" x 9' 5" (3.33m x 2.87m)

Built in storage cupboard. Built in wardrobes. Laminated timber floor.



BEDROOM (3):

10' 11" x 6' 8" (3.32m x 2.02m)

Laminated timber floor.



OUTSIDE

Enclosed front garden laid in lawn with paved path to entrance door. Gated entrance. Enclosed rear patio garden laid in paving with raised gravel area. External store with oil fired boiler. PVC oil storage tank. Outside tap and light.

TENURE:

We have been advised the tenure for this property is leasehold with a peppercorn ground rent, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £682.35

DIRECTIONS

From Grand Street turn onto Delacherois Avenue. Take the first right onto Lawnmount Crescent. Number 40 is on the right.

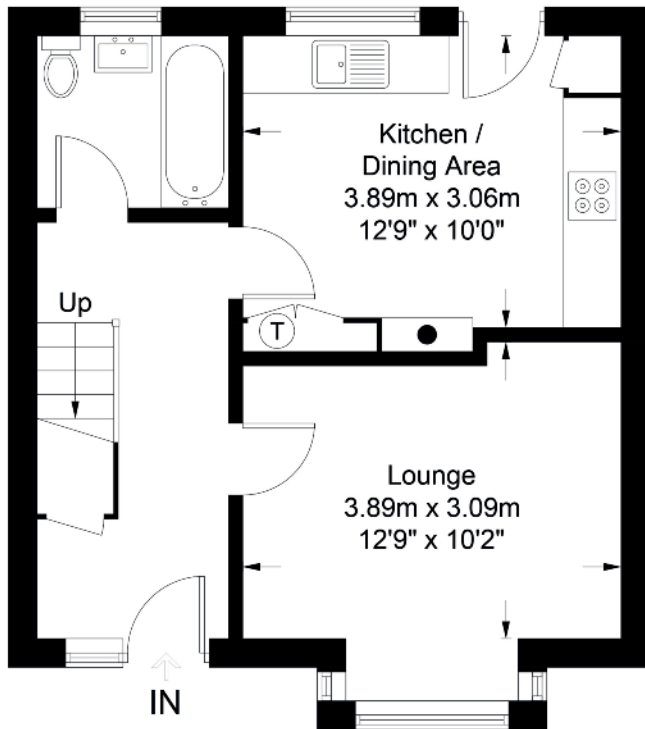
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



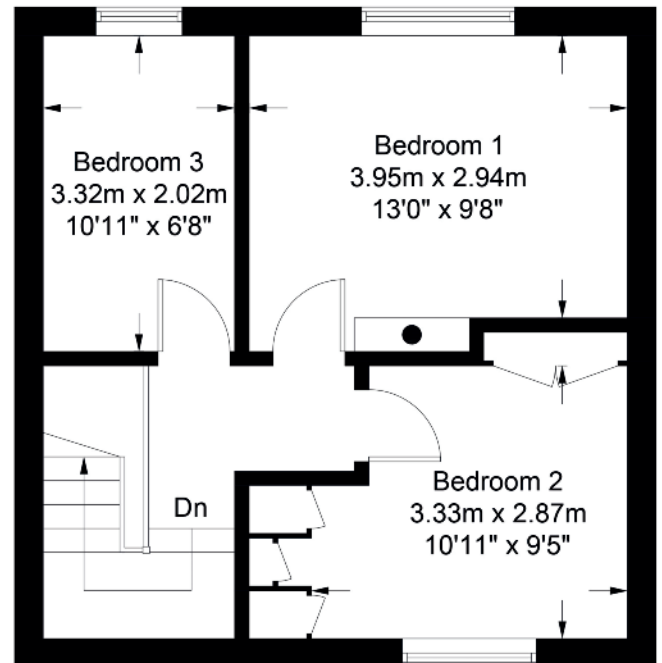


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		

40 Lawnmount Crescent



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1250811)

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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