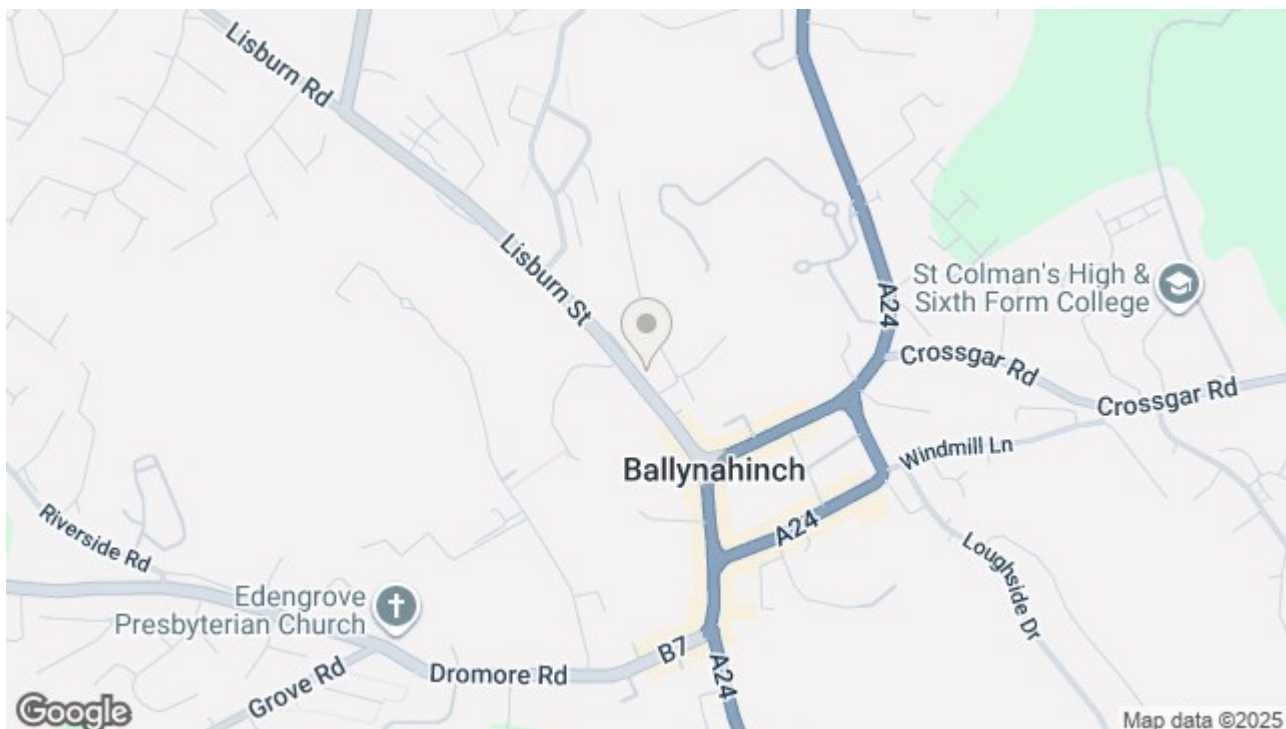




35 LISBURN STREET, BALLYNAHINCH, BT24 8BD



OFFERS AROUND £135,000



We are delighted to offer for sale this well presented, recently refurbished, mid townhouse situated in a convenient location on Lisburn Street. The property comprises entrance porch, living room, spacious modern kitchen with dining area, three bedrooms and a family bathroom. Outside the property further benefits from a rear yard with access to the side for bins. This property is sure to appeal to a variety of purchasers from first time buyers to investors, so early viewing is a must.



## At a glance:

- Mid Terrace Property
- Living room
- Bathroom
- Great location
- Three bedrooms
- Kitchen/ Dining area
- Refurbished
- Rear yard

### Porch

2'1" x 5'10"

Pvc glazed front door to entrance porch, with wooded glazed door through to:

### Living Room

13'1" x 15'6"

Bright spacious living room with feature fireplace and steps up to:

### Rear Hall

10'0" x 2'10"

Door to rear and two store cupboards.

### Kitchen/Dining Room

13'1" x 9'4"

A range of high and low level units including one and a half bowl stainless steel sink unit, Integrated oven, hob and extractor fan. Recess for washing machine. Breakfast bar. Tiled floor and splash areas.

### Landing

#### Bedroom 1

13'0" x 9'2"

Front facing bedroom

#### Bedroom 2

10'2" x 6'6"

Front facing bedroom.

### Landing

7'1" x 6'6"

Hotpress and large store cupboard.

### Bathroom

Suite comprising low flush w.c, wash hand basin and bath with overhead shower. Tiled floor and walls.

### Bedroom 3

13'1" x 6'10"

Rear facing bedroom.

### Outside

To the is a small flower bed, and to the rear a paved enclosed yard.


























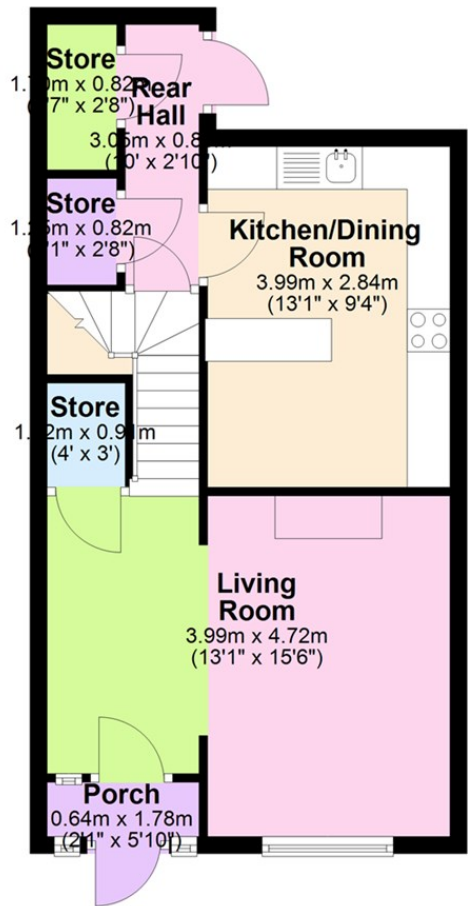




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive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



Ground Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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