



14 SPRINGHILL, LISBURN, BT28 3QE



- A 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 Panelled Entrance Door
- Cloakroom With Low Flush Suite
- Lounge With Wooden And Granite Fireplace With Open Fire
- Separate Dining Room
- Kitchen/Dining Area With Integrated Dishwasher
- Utility Room With Double Glazed Door To Driveway

PRICE: OFFERS IN THE REGION OF £249,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D58

REF: DL02042699SR

- Three Bedrooms (One With Shower Room En Suite And Built In Robes)
- Bathroom With White Suite Including Shower Cubicle With Thermostatic Shower
- Front And Side Garden Laid In Lawn With Tarmac Driveway
- Rear Garden Laid In Lawn With Gravel Path
- Garage With Roller Shutter Door
- Oil Fired Central Heating System / CCTV System
- PVC Double Glazed Windows

ACCOMMODATION Measurements are approximate

ENTRANCE HALL:

Panelled entrance door.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with tiled splashback. Close couple low flush wc.

LOUNGE:

16' 1" x 13' 10" (4.89m x 4.22m)

Measurements taken into bay window. Wooden and granite fireplace with open fire.

DINING ROOM:

11' 11" x 9' 9" (3.64m x 2.96m)

KITCHEN/DINING AREA:

15' 5" x 9' 8" (4.71m x 2.95m)

Excellent range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Extractor unit. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Integrated dishwasher. Part tiled walls. Recessed spotlights.

UTILITY ROOM:

8' 5" x 6' 1" (2.56m x 1.86m)

Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Double glazed door to driveway.



FIRST FLOOR

LANDING:

Velux roof window. Hotpress.

BEDROOM (1):

15' 7" x 12' 2" (4.75m x 3.71m)

Measurements taken to widest points.
Built in robes.



SHOWER ROOM EN SUITE:

Shower cubicle with Redring electric shower and tiled walls. Pedestal wash hand basin with tiled splashback. Close couple low flush wc.



BEDROOM (2):

9' 9" x 9' 8" (2.98m x 2.95m)

BEDROOM (3):

9' 9" x 9' 8" (2.98m x 2.95m)

BATHROOM:

White suite. Shower cubicle with thermostatic shower. Wood panelled bath. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls.



OUTSIDE

Front and side garden laid in lawn with gravel path. Tarmac driveway. Rear garden laid in lawn with gravel path. PVC oil storage tank. Outside tap and light.

GARAGE:

18' 4" x 11' 11" (5.60m x 3.62m)

Roller shutter door. Light and power. Oil fired boiler.

DIRECTIONS: From Pond Park Road turn onto Nettlehill Road. Turn right into Springhill. Number 14 is on the right.



The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £35. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

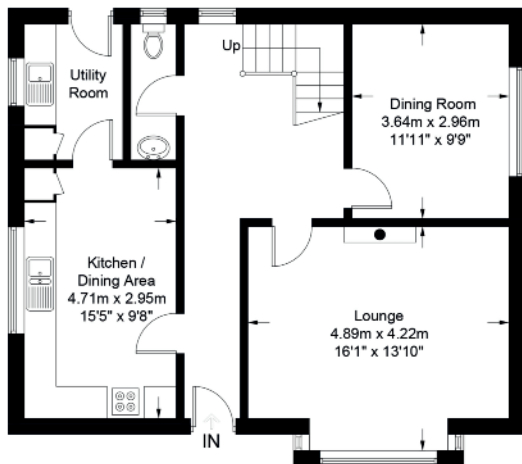
For period April 2026 to March 2027 £1,501.00



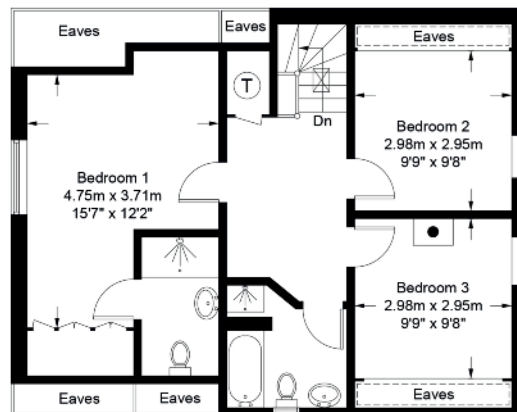
14 Springhill

Approximate Gross Internal Area
 Ground Floor = 69.1 sq m / 744 sq ft
 First Floor = 56.8 sq m / 611 sq ft
 Garage = 20.2 sq m / 217 sq ft
 Total = 146.1 sq m / 1572 sq ft
 (Excluding Eaves)

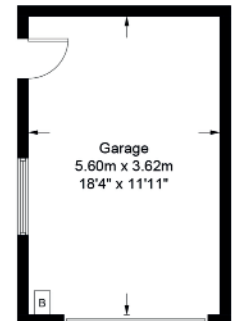
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	68 D
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Garage
(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288556)

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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