



4 HOLSTEIN CRESCENT, LISBURN, BT28 2RS

- A Well Presented TownHouse Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Well Appointed And Highly Adaptable Family Accommodation Extending To Approximately 2,147 Square Feet To Include Garage
- Entrance Porch With Panelled And Double Glazed Entrance Door / Entrance Hall With Marble Effect Tiled Floor
- Cloakroom With Low Flush Suite
- Dining Room/Family Room With Marble Effect Tiled Floor And PVC Double Glazed Double Doors To Front
- Kitchen/Dining Area With Integrated Appliances
- Lounge With Granite Fireplace With Coal Effect Gas Fire

PRICE: OFFERS IN THE REGION OF £289,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D68

REF: DL290725SR

- Six Bedrooms (Two With Luxury Shower Room En Suite)
 - Luxury Bathroom With White Suite
 - Front Garden Laid In Lawn With Brick Set Patio Area / Enclosed Rear Garden Laid In Artificial Grass With Paved Patio Area
 - Garage With Roller Shutter Door
 - Gas Fired Central Heating System / Alarm System
 - PVC Double Glazed Windows / PVC Fascias And Soffits
- ACCOMMODATION** Measurements are approximate.

ENTRANCE PORCH:

Panelled and double glazed entrance door. Marble effect tiled floor. Glazed door to entrance hall.

ENTRANCE HALL:

Marble effect tiled floor.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Marble effect tiled floor.

DINING ROOM/FAMILY ROOM:

15'5" x 11' 10" (4.70m x 3.60m)

Measurements taken to widest points. PVC double glazed double doors to front patio area. Storage under stairs with light. Marble effect tiled floor. Recessed spotlights.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

12' 5" x 11' 1" (3.78m x 3.38m)

Range of high and low level units. Polished granite effect round edge work surfaces. Integrated Bosch oven. Integrated four ring gas hob. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel Blanco sink unit with swan neck mixer tap. Dining bar. Built in storage cupboard with Worcester gas fired boiler. Part tiled walls. Marble effect tiled floor. Recessed spotlights. PVC double glazed door to rear patio area and garden.

FIRST FLOOR

LANDING:

Large hotpress with light.

LOUNGE:

17' 9" x 12' 7" (5.42m x 3.83m)

Measurements taken to widest points. Granite fireplace with coal effect gas fire. Two PVC double glazed double doors with Juliette balconies.



BEDROOM (1):

15' 9" x 14' 8" (4.80m x 4.48m)

Measurements taken to widest points. Two PVC double glazed double doors with Juliette balconies.



LUXURY SHOWER ROOM EN SUITE:

Large shower cubicle with electric shower. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Marble effect part tiled walls. Marble effect tiled floor. Recessed spotlights.



BEDROOM (3):

14' 8" x 7' 8" (4.47m x 2.34m)

Laminated timber floor.



SECOND FLOOR

BEDROOM (2):

15' 2" x 14' 8" (4.63m x 4.47m)

Measurements taken to widest points.



LUXURY SHOWER ROOM EN SUITE:

Large shower cubicle with Mira Go electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Marble effect part tiled walls. Marble effect tiled floor.



BEDROOM (4):

12' 2" x 8' 7" (3.71m x 2.61m)

Measurements taken to widest points.



BEDROOM (5):

12' 2" x 8' 10" (3.71m x 2.70m)

Measurements taken to widest points.



BEDROOM (6)/STUDY:

9' 11" x 7' 7" (3.01m x 2.32m)

LUXURY BATHROOM:

White suite. Bathtub with centre mount mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Marble effect part tiled walls. Marble effect tiled floor.



OUTSIDE

Front garden laid in lawn with brick set patio area. Brick set path to entrance door. Enclosed rear garden laid in artificial grass with paved patio area. Brick set path with gate leading to rear courtyard. Outside tap and light.

GARAGE: 19' 5" x 10' 3" (5.91m x 3.13m)

Roller shutter door. Light and power.

TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

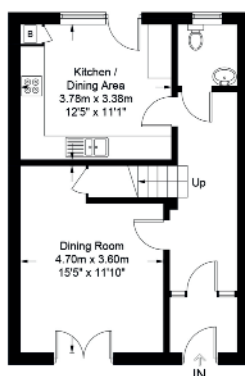
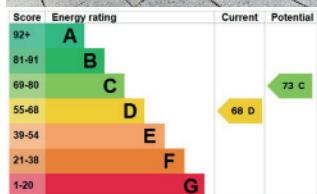
RATES PAYABLE: For period April 2025 to March 2026 £1,637.64

SERVICE CHARGE: A service charge of approximately £120 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

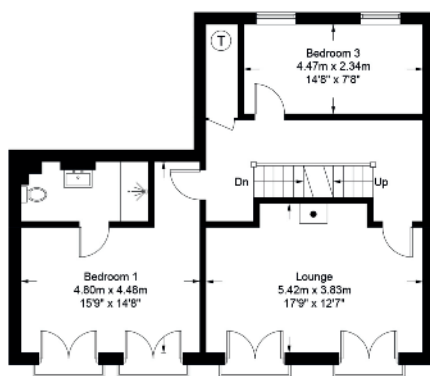
DIRECTIONS

From Knockmore Road turn onto Brokerstown Road. Turn left onto Holstein Hall then first left onto Holstein Crescent. Number 4 is on the right.

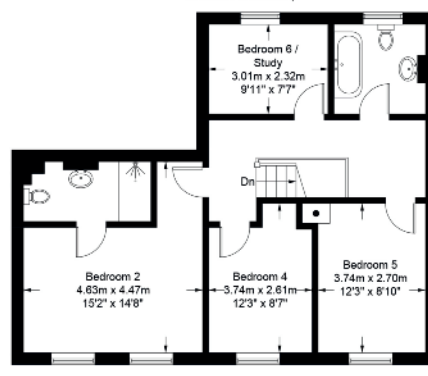
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



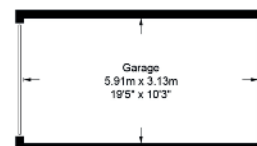
Ground Floor
489 sq ft / 45.4 sq m



First Floor
734 sq ft / 68.2 sq m



Second Floor
724 sq ft / 67.3 sq m



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1226083)

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