



11 LIMETREE COURT, LISBURN, BT28 2WG



- A Most Impressive And Exceptionally Well Presented Semi Detached Property Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Accommodation Extending To Approximately 1100 Square Feet With Recently Refitted Luxury Bathroom And Shower Room
- Spacious Lounge With Multi Fuel Stove And Oak Laminated Timber Floor
- Luxury Fitted Kitchen/Dining Area With Range Of Integrated Appliances And Open Plan Living Area With Patio Doors Leading To South Westerly And Private Patio Garden
- Three Good Sized Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Bath And Quadrant Shower Cubicle And Heated Towel Rail

PRICE: OFFERS IN THE REGION OF £259,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B82

REF:HG110925DL

- Enclosed And Private Rear Patio Garden With South Westerly Aspects
- Garage With Roller Shutter Door And Extra Power Points
- Gas Fired Central Heating And PVC Double Glazed Windows And External Doors
- Excellent Energy Efficiency Rating For Reduced Running Costs
- PVC Fascias And Soffets / Oak Internal Doors
- A most outstanding and well maintained home offering a high specification and recent upgrades to make it ideal for a growing family or first time buyers, we strongly recommend early viewing.

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

Oak effect laminated timber floor. PVC double glazed entrance door and side panel. Storage under stairs.

CLOAKROOM:

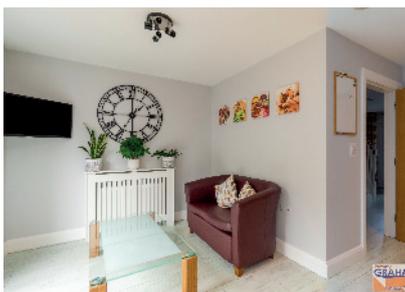
Low flush suite. Close couple low flush WC. Vanity unit with wash hand basin. Mono style mixer tap. Tiled splashback. Laminated timber floor.

SPACIOUS LOUNGE: 4.67m (15'4") x 3.37m (11'1")

Multi fuel stove on slate hearth. Oak effect laminated timber floor.

FITTED KITCHEN/DINING AND OPEN PLAN LIVING AREA: 5.56m (18'3") x 4.43m (14'6")

Measurement taken to widest points. Range of high and low level units. Oak effect worktops and upstands. Composite single drainer sink unit. Swan neck mixer tap. Integrated oven and 4 ring gas hob. Extractor hood in stainless steel and glass canopy. Integrated fridge freezer. Under unit lighting. Part tiled walls. Integrated dishwasher. Recessed spotlights. Open plan living area with double glazed sliding patio doors leading to rear garden.



FIRST FLOOR

BEDROOM (1):

4.05m (13'3") x 3.26m (10'8")

Measurement to include range of built in robes with sliding doors. Oak laminated timber floor.



LUXURY REFITTED SHOWER ROOM EN SUITE:

Large shower cubicle. Thermostatic shower with drencher head and shower attachment. Vanity unit with wash hand basin. Mono style mixer tap. Wall mirror with lighting. Close couple low flush WC. Recessed spotlights. Heated towel rail.



BEDROOM (2): 3.75m (12'4") x 3.26m (10'8")

Oak laminated timber floor.

BEDROOM (3): 2.96m (9'9") x 2.19m (7'2")

Oak laminated timber floor.



SPACIOUS & LUXURY REFITTED BATHROOM:

Panelled bath with centre mount mixer tap. Quadrant shower cubicle with thermostatic shower. Vanity unit with wash hand basin. Mono style mixer tap. Wall mirror with light. Close couple low flush WC. Heated towel rail. Recessed spotlights.



ROOFSPACE:

Aluminium extending ladder to floored roofspace with light.

OUTSIDE: Front garden laid in artificial grass. Tarmac driveway. enclosed and private patio garden to rear. Paved patio area. Outside tap and lighting.

GARAGE: 5.20m (17'1") x 3.31m (10'10")

Roller shutter door. Lighting and extra power points. Plumbed for washing machine.

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

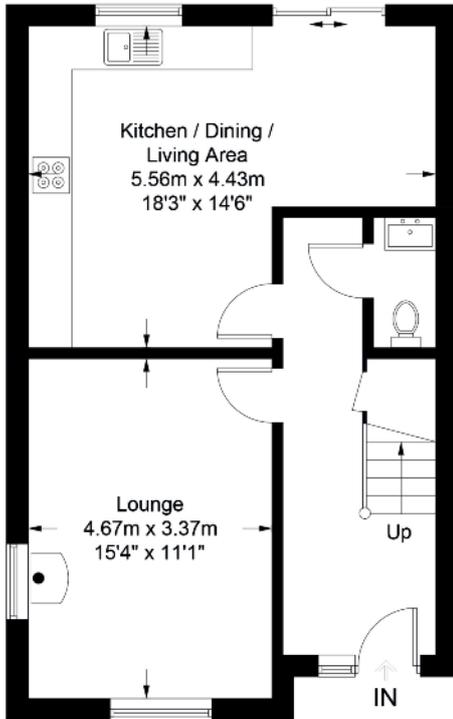
RATES PAYABLE: For period April 2025 to March 2026 £1,091.76

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

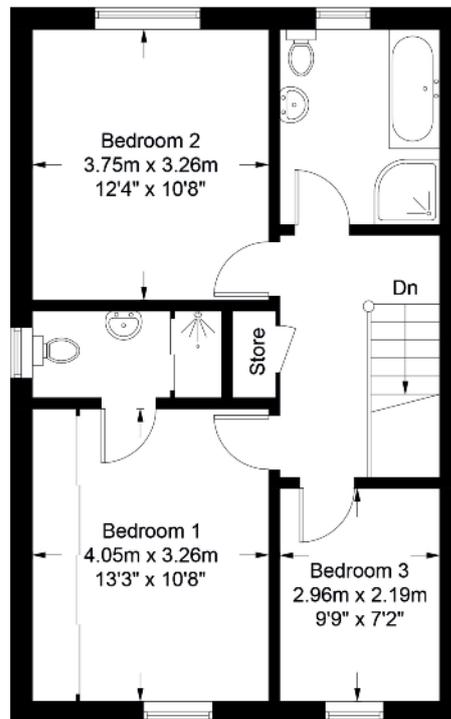


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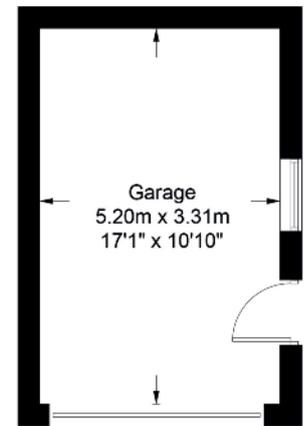
Approximate Gross Internal Area
Ground Floor = 51.1 sq m / 550 sq ft
First Floor = 52.1 sq m / 561 sq ft
Garage = 17.3 sq m / 186 sq ft
Total = 120.5 sq m / 1297 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1238898)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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