



20 NETTLEHILL ROAD, LISBURN, BT28 3HA

- A Mid Terrace Property Situated Within A Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor
- Lounge With Decorative Wooden And Tiled Fireplace With Open Fire
- Kitchen/Dining Area
- Three Bedrooms (One With Two Built In Storage Cupboards)
- Tiled Shower Room With Thermostatic Shower
- Parking Area To Front With Paved Path To Entrance Door

PRICE: OFFERS IN THE REGION OF £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS
ENERGY EFFICIENCY RATING D59

REF: DL170925SR

- Patio Area And Lawn Area To Rear
- Detached Garage With Up And Over Door
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Tiled floor.

LOUNGE:

20' 6" x 10' 7" (6.25m x 3.22m)

Measurements taken to widest points. Decorative wooden and tiled fireplace with open fire. Storage under stairs.



KITCHEN/DINING AREA:

12' 0" x 11' 9" (3.65m x 3.58m)

Range of high and low level units. Granite effect round edge work surfaces. Concealed extractor unit. Space for oven and hob. Space for fridge/freezer. Space for tumble dryer. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls. Tiled floor. PVC double glazed door to rear.



FIRST FLOOR

BEDROOM (1):

12' 5" x 9' 9" (3.78m x 2.97m)

Two built in storage cupboards.

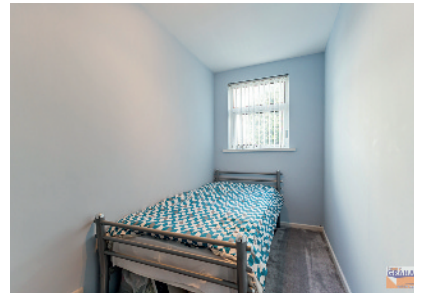


BEDROOM (2):

10' 3" x 8' 6" (3.12m x 2.58m)

BEDROOM (3):

11' 9" x 5' 3" (3.58m x 1.60m)



TILED SHOWER ROOM:

Quadrant shower cubicle with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and waterfall style mono style mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Tiled floor. Separate storage cupboard on landing with Worcester gas fired boiler.



OUTSIDE

Parking area to front with paved path to entrance door. Patio area and lawn area to rear. Outside tap and light.

DETACHED GARAGE:

19' 4" x 9' 5" (5.90m x 2.88m)

Up and over door.

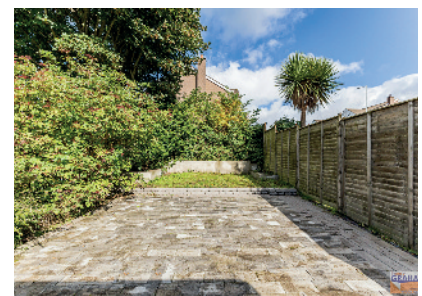


Please note, there is a right of way access across the rear of the property.

DIRECTIONS

From Prince William Road turn onto Nettlehill Road. Number 20 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.



TENURE:

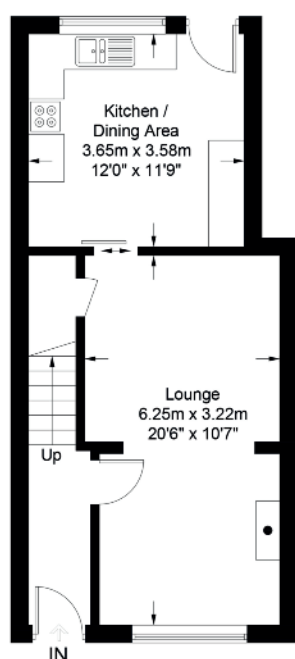
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

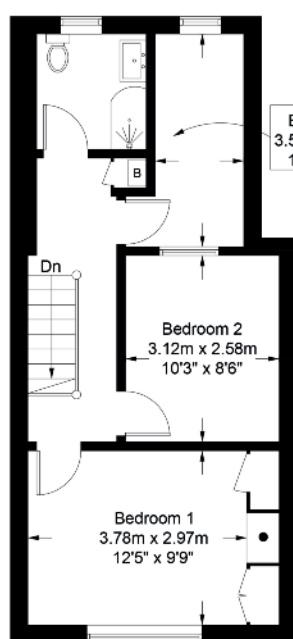
For period April 2025 to March 2026 £773.33



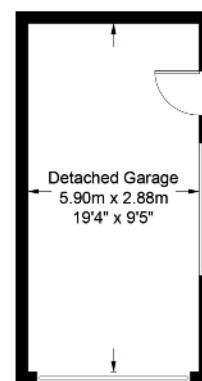
20 Nettlehill Road



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		59 D	73 C

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1240262)

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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