



2 BALLINDERRY PARK, LISBURN, BT28 1ST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

- An End Terrace Property Occupying A Spacious And Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door
- Lounge With Mahogany And Tiled Fireplace Plus Bow Window
- Dining Room With Laminated Timber Floor
- Kitchen
- Three Bedrooms (One With Built In Robes With Sliding Doors And Fitted Interior)
- Tiled Bathroom With Triton Electric Shower
- Spacious Tarmac Driveway And Parking Area To The Front

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

REF: DL081025SR

- Enclosed And Spacious Rear Patio Garden Laid In Paving
- External Utility Store With Adjoining Boiler House
- Oil Fired Central Heating System With Warmflow Condensing Type Boiler
- PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows And External Doors



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with double glazed side panels.



LOUNGE:

14' 11" x 12' 6" (4.55m x 3.82m)

Measurements taken to widest points. Mahogany and tiled fireplace with coal effect electric fire. Bow window.



DINING ROOM:

8' 4" x 7' 2" (2.55m x 2.18m)

Laminated timber floor.

KITCHEN:

8' 6" x 8' 4" (2.59m x 2.55m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Space for oven and hob. Concealed extractor unit. Single drainer stainless steel sink unit with mixer tap. Hotpress. Part tiled walls. Laminated timber floor. Mahogany effect PVC double glazed entrance door to rear patio garden.



FIRST FLOOR

BEDROOM (1):

11' 4" x 9' 8" (3.45m x 2.95m)

Measurements to include built in robes with sliding doors and fitted interior.



BEDROOM (2):

12' 2" x 7' 8" (3.71m x 2.34m)

BEDROOM (3):

9' 2" x 8' 0" (2.79m x 2.43m)

Measurements to include built in storage.



TILED BATHROOM:

Coloured suite. Wood panelled bath with Triton electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor.

ROOFSPACE:

Aluminium sliding ladder.



OUTSIDE

Spacious tarmac driveway and parking area to the front. Paved path to side with gated entrance leading to rear patio garden. Enclosed and spacious rear patio garden laid in paving. PVC oil storage tank. Outside tap and light.

EXTERNAL UTILITY STORE:

8' 11" x 5' 1" (2.73m x 1.55m)

Light and power. Plumbed for washing machine. Adjoining boiler house with Warmflow condensing type oil fired boiler.



DIRECTIONS

From Ballinderry Road turn onto Ballycreen Drive. Turn right into Ballinderry Park then right into the cul de sac. Number 2 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 assume the tenure for this property is leasehold with a peppercorn ground rent, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £568.63

2 Ballinderry Park

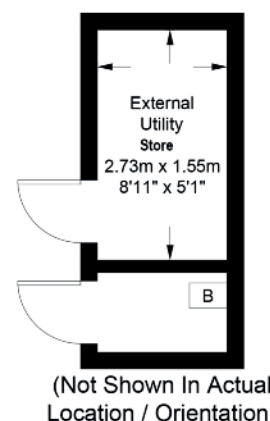
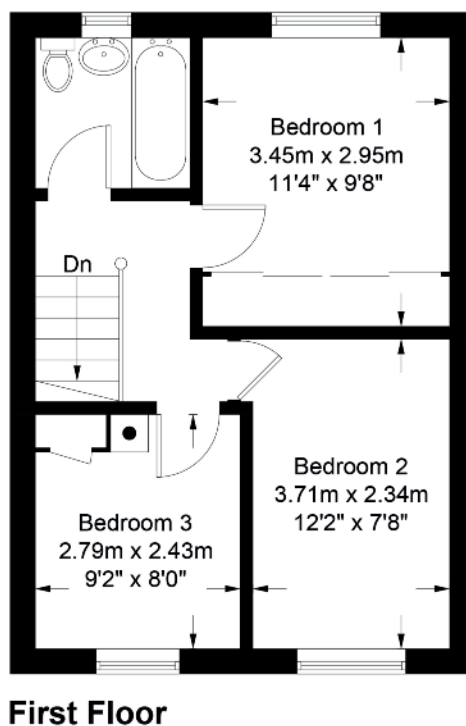
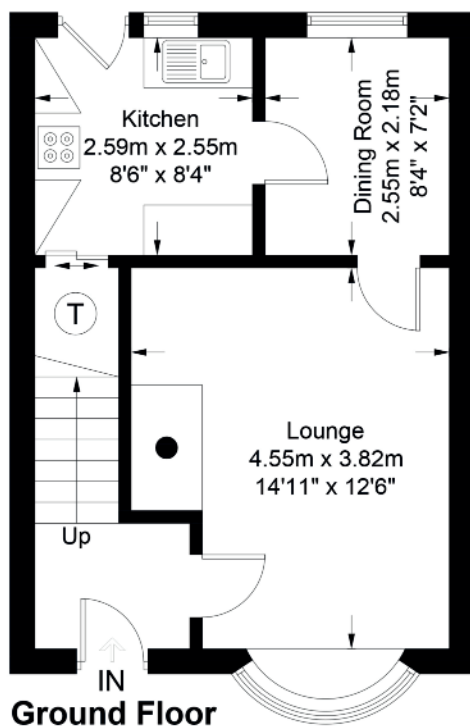


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VALUATION SERVICE

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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