



- An Extended And Well Presented Mid Terrace Property Situated Close To Lisburn City Centre
- Newly Decorated Throughout
- Spacious Lounge/Dining Area With Wall Mounted Remote Control Fire
- Fitted Kitchen With Range Of High And Low Level Units
- Two Good Sized Bedrooms
- Bathroom With White Suite And Mira Electric Shower
- Newly Fitted Warmflow Condensing Type Boiler
- Rear Garden

**PRICE: OFFERS IN THE REGION OF £105,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D56**

**REF:DL160925HG**

- PVC Double Glazed Windows And External Doors
- Guaranteed Damp Proof Course To Living Room November 2024
- Ideal Starter Home, We Strongly Recommend Early Viewing

**ACCOMMODATION:**

Measurements are approximate

**LOUNGE/DINING AREA:**

**5.65m (18'6") x 3.65m (12'0")**

Measurement to include open tread staircase. PVC entrance door. Wall mounted remote control electric fire. Wall lights.



**KITCHEN:**

**3.50m (11'6") x 2.22m (7'3")**

Range of high and low level units. Bowl and a half single drainer stainless steel sink unit. Swan neck mixer tap. Extractor hood in stainless steel canopy. PVC double glazed door leading to rear yard. Part tiled walls.





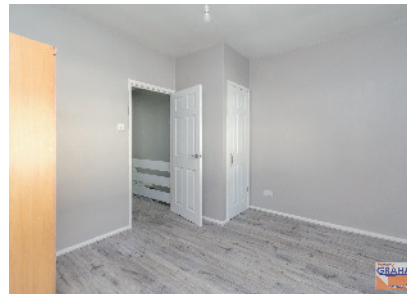
## FIRST FLOOR

### BEDROOM (1):

3.65m (12'0") x 3.04m (10'0")

Measurement to include hotpress.

Laminated timber floor.



### BEDROOM (2):

3.50m (11'6") x 2.24m (7'4")



### BATHROOM:

White suite. Panelled bath with mono style mixer tap. Mira electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. PVC panelled walls.



### OUTSIDE:

Enclosed rear yard with tap. Rear Garden. Newly fitted Warmflow condensing oil fired boiler. PVC oil storage tank.

### TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £ tbc, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2025 to March 2026 £591.37

### DIRECTIONS:

From Millbrook Road proceed into Wesley Street, number 30 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.



## 30 Wesley Street, Lisburn

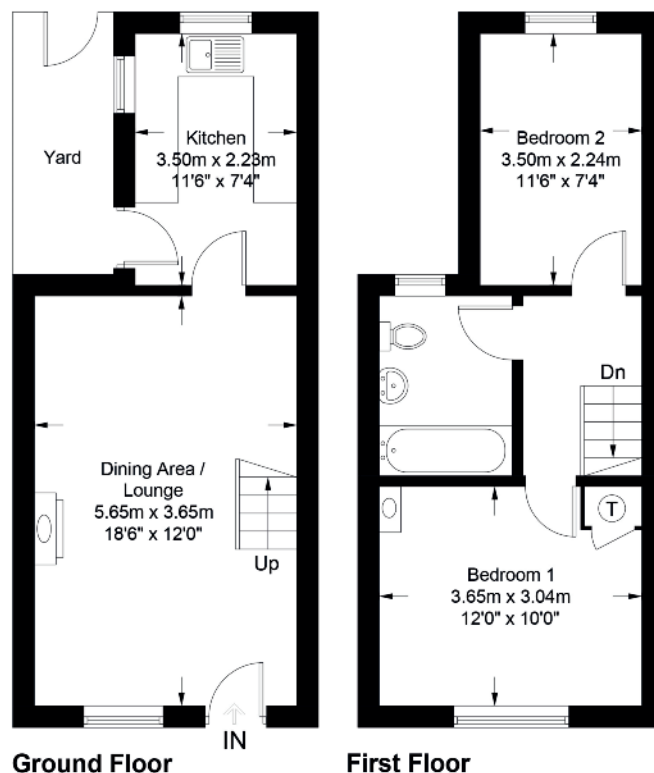
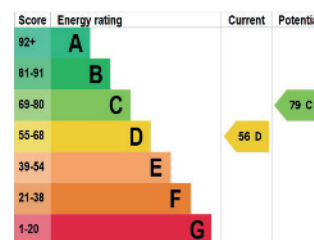


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1240833)



## 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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