



55 SANDOWN PARK, LISBURN, BT28 2EN



- A Well Presented And Extended Semi Detached Property Occupying A Prime Cul De Sac Setting Within This Ever Popular And Convenient Residential Location
- Lounge And Dining Area With Wood Burning Stove And Oak Laminated Timber Floor
- Luxury Fitted Kitchen With Integrated Appliances And Utility Room

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

Current	Potential
48 E	75 C

- Three Bedrooms (One With Range Of Built In Robes)
- Luxury Bathroom With White Suite And Chrome Finish Heated Towel Rail
- Attached Garage And Home Office
- Enclosed And Good Sized Rear Garden With South Westerly Aspect

PRICE: OFFERS IN THE REGION OF £215,000

VIEWING BY APPOINTMENT THROUGH AGENTS

REF:HG141025DL

- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- An excellent example of these ever popular homes situated close to shops, schools and Lisburn City Centre, we strongly recommend early viewing

ACCOMMODATION

All measurements are approximate.

ENTRANCE PORCH:

Composite entrance door. Tiled floor.

ENTRANCE HALL:

Oak laminated timber floor. Open tread staircase.

LOUNGE & DINING AREA:

6.57m (21'7") x 3.38m (11'1")

Measurement taken to widest points. Wood burning stove on slate tiled hearth. Oak laminated timber floor.

LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES:

3.20m (10'6") x 2.95m (9'8")

Range of high and low level units. Wood strip effect worktops. Bowl and a half single drainer stainless steel sink unit. Swan neck mixer tap. Integrated hotpoint double oven. Touch control ceramic hob. Extractor hood in stainless steel canopy. Part tiled walls. Tiled floor. Integrated slimline dishwasher.

UTILITY ROOM:

Built in units. Wood strip effect worktops. Plumbed for washing machine. Ceramic tiled floor. PVC double glazed back door. Access to home office and garage.



FIRST FLOOR

BEDROOM (1):

3.36m (11'0") x 2.72m (8'11")

Measurement to include range of built in robes with sliding mirror doors.



BEDROOM (2)

3.12m (10'3") x 2.79m (9'2")

BEDROOM (3):

2.48m (8'2") x 2.39m (7'10")

Measurement taken to widest points and to include built in robe.



LUXURY BATHROOM WITH WHITE SUITE:

Panelled bath. Aqualisa power shower. Wash hand basin with mixer tap. Close couple low flush WC. Chrome finish heated towel rail. Tiled walls. Hotpress.

OUTSIDE:

Cul-de-Sac setting. Front garden laid in lawn. Tarmac driveway/parking space. Enclosed and good sized rear garden with south westerly aspects. Laid in lawn and shrubs. Paved patio area. Outside tap and light. Attached Garage and home office.

ATTACHED GARAGE:

5.35m (17'7") x 2.78m (9'1")

Up and over door. Oil fired boiler. Light and power.



HOME OFFICE:

3.29m (10'10") x 2.78m (9'1")

Dry lined and insulated walls. Access to Utility Room.

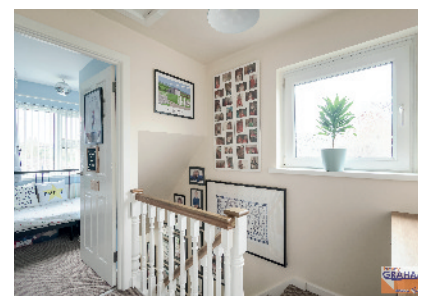


TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £25, we recommend the purchaser and their solicitor verify the details.

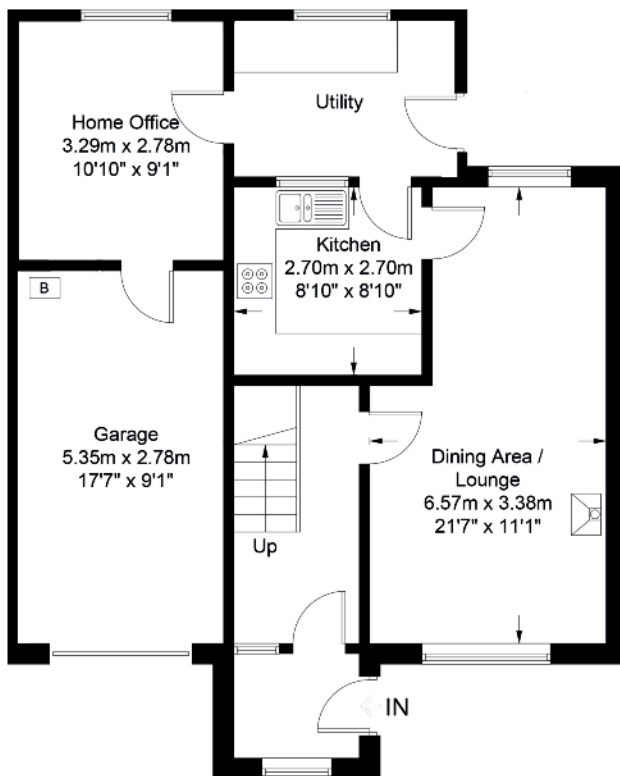
RATES PAYABLE: For period April 2025 to March 2026 £1,000.78

DIRECTIONS: From Causeway End Road turn into Sandown Park then turn right and proceed to T junction, turn left and number 55 is on the left.

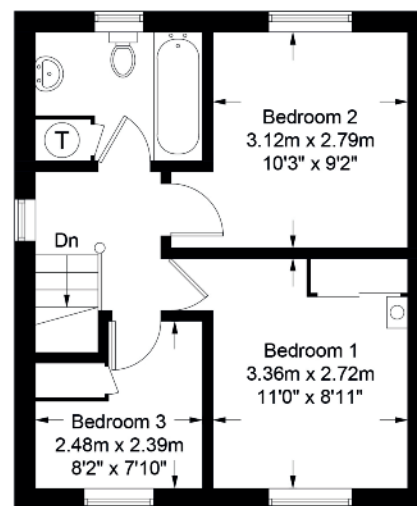
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



55 Sandown Park, Lisburn



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1248857)



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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