



11 STATION ROAD, LAMBEG, LISBURN, BT27 4QD

- A Well Presented Semi Detached Property Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Spacious Lounge And Dining Area With Open Fire And Bay Window
- Luxury Fitted Kitchen With Integrated Appliances And Quartz Effect Worktops / Utility Room
- Two Bedrooms
- Bathroom With White Suite
- Detached Garage With Adjoining Workshop And Store / Driveway/Parking Space With Double Gates
- Gas Fired Central Heating System (Installed Since Energy Efficiency Rating)

PRICE: OFFERS IN THE REGION OF £180,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING G14

REF:HG051225DL

- Front And Rear Gardens
- PVC Double Glazed Windows
- Excellent Residential Location Close To Lambeg Train Station, Local Shops, Excellent Schools, Lisburn And South Belfast

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Original plaster cornice and corbals. Laminated timber floor. Feature ceiling roses.

LOUNGE:

4.75m (15'7") x 3.49m (11'5")

Measurements taken into bay window. Tiled fireplace and hearth. Plaster cornice and ceiling rose. Laminated timber floor.

DINING ROOM:

3.65m (12'0") x 2.72m (8'11")

Plaster cornice and ceiling rose.

LUXURY FITTED KITCHEN WITH INTEGRATED APPLIANCES:

3.21m (10'6") x 2.38m (7'10")

Range of high and low level units. Quartz effect worktops. Composite single drainer sink unit with mono style mixer tap. Bosch integrated oven and microwave combi oven. Bosch touch control induction hob. Filter hood above. Part tiled walls. Plumbed for washing machine.

UTILITY STORE:

Access to enclosed rear yard.



FIRST FLOOR

BEDROOM (1):

4.70m (15'5") x 3.55m (11'8")

Measurements taken to widest points.

BEDROOM (2):

3.00m (9'10") x 2.87m (9'5")

Measurements taken to widest points.



BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low flush wc. Built in storage cupboard.

BUILT IN CUPBOARD ON LANDING:

Worcester gas fired combi boiler.

OUTSIDE

Cul-de-sac setting with small front garden laid in lawn. Tarmac driveway/parking space with double gates. Spacious rear garden with right of way for access to adjoining property. Enclosed rear yard with two outside stores and outside wc.

DETACHED GARAGE:

5.95m (19'6") x 3.11m (10'2")

Up and over door. Light and power.

ADJOINING STORE/WORK SHOP:

3.11m (10'2") x 2.14m (7'0")

Light and power.

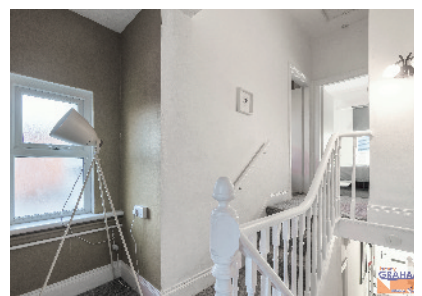
ADJOINING GARDEN STORE: Light.

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.

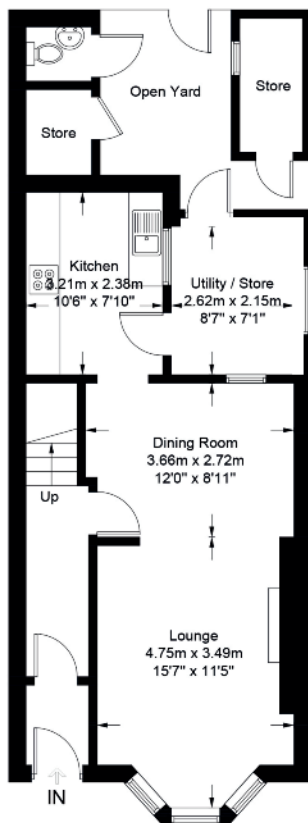
RATES PAYABLE: For period April 2025 to March 2026 £1,273.72

DIRECTIONS: From Lambeg turn into Lambeg Road and then turn left into Railway View and continue into Station Road, number 11 is on the right.

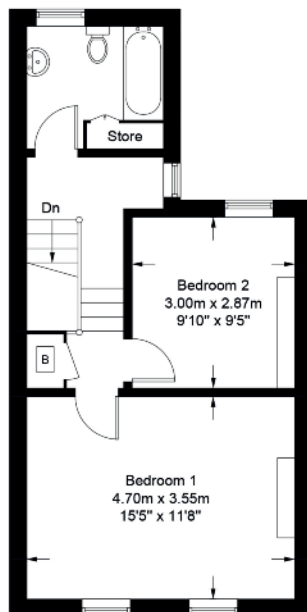
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



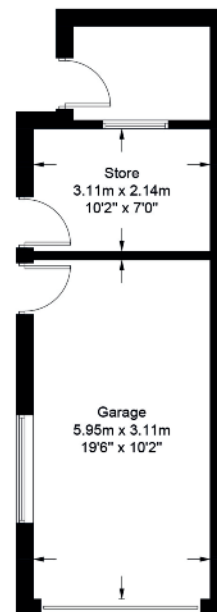
11 Station Road, Lambeg



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)
Outbuildings

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (1260824)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		37 F
1-20	G	14 G	

VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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