



**23 BALLYCREEN DRIVE,  
LISBURN, BT28 1SU**



- A Well Presented And Newly Decorated Mid Terrace Property Occupying A Pleasant Setting Within This Popular And Convenient Location
- Lounge With Laminated Timber Floor
- Spacious Kitchen And Dining Area With Range Of Built In Units
- Three Good Sized Bedrooms (Two With Built In Robes)
- Luxury Tiled Bathroom With White Suite And Triton Electric Shower
- Driveway/Parking Area With Double Gates To Rear / Useful Outside Utility Store
- PVC Double Glazed Windows / Newly Fitted PVC Double Glazed Front And Back Doors

**PRICE: OFFERS IN THE REGION OF £129,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D57**

**REF:DL260226HG**

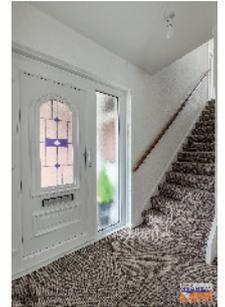
- Oil Fired Central Heating System
- An excellent starter home close to local shops and excellent schools, we strongly recommend early viewing

### ACCOMMODATION

Measurements are approximate

### OPEN ENTRANCE PORCH:

Entrance hall. Newly fitted PVC double glazed entrance door and side panel.



### LOUNGE:

4.59m (15'1") x 3.25m (10'8")

Decorative electric fire. Laminated timber floor.



### SPACIOUS KITCHEN AND DINING AREA:

4.83m (15'10") x 2.56m (8'5")

Range of built in units. Round edge work surfaces. Single drainer stainless steel sink unit. Mono style mixer tap. Plumbed for washing machine. Storage under stairs. Newly fitted PVC double glazed back door.



## FIRST FLOOR

### BEDROOM 1:

4.86m (15'11") x 2.84m (9'4")

Two built in robes.



### BEDROOM 2:

3.54m (11'7") x 2.89m (9'6")

Built in robe.



### BEDROOM 3:

3.23m (10'7") x 2.50m (8'2")

### LUXURY TILED BATHROOM:

White suite. Panelled bath. Mixer taps. Triton electric shower. Pedestal wash hand basin. Mono style mixer tap. Closed couple low flush WC. Tiled walls & floor. Recessed spotlights.

### OUTSIDE:

Front and rear gardens. Concrete driveway/parking area to rear with double gates. Utility store. Oil fired boiler. PVC oil storage tank.

### TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2025 to March 2026 £614

### DIRECTIONS:

From Moira Road turn into Ballycreen Drive, number 23 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.



**23 Ballycreen Drive, Lisburn**

Approximate Gross Internal Area = 85.3 sq m / 918 sq ft

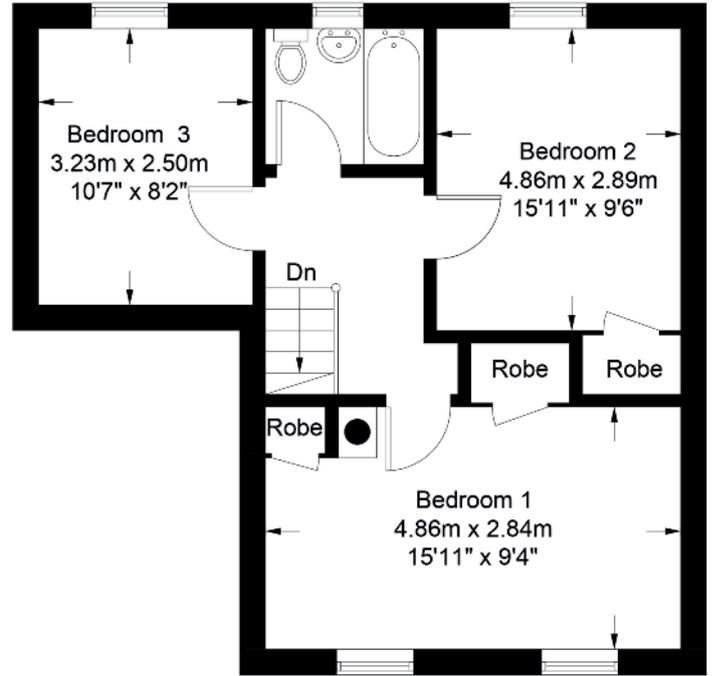
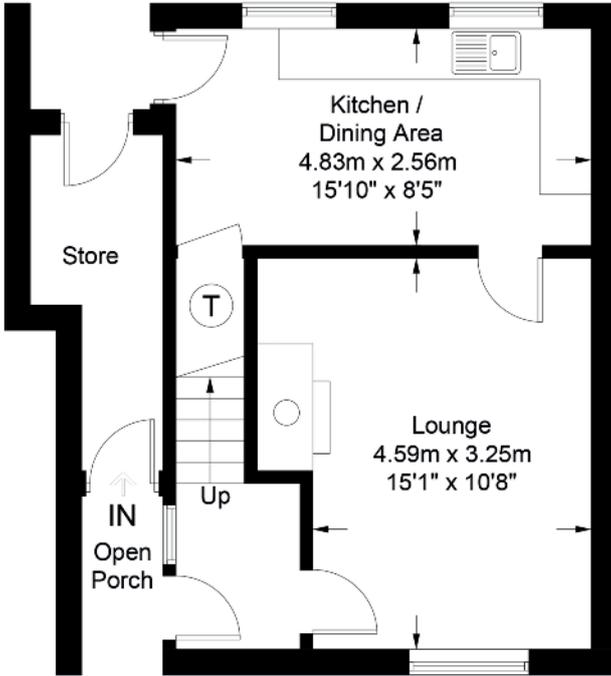
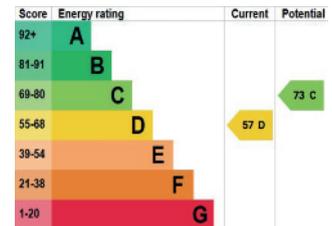


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278564)



**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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