



## 35 LEAMINGTON PLACE, LISBURN, BT27 4UL



- A Well Presented End Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Hilden Train Halt
- Entrance Porch With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Laminated Timber Floor
- Kitchen/Diner With Integrated Appliances
- Bathroom With White Suite Including Mira Décor Electric Shower
- Three Bedrooms (One With Laminated Timber Floor)
- Driveway To Side Plus Rear Paved Patio Area

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

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING F32**

**REF: DLI90226SR**

- Enclosed Rear Patio Garden With Bark Area And Gravel Area
- Garage With Roller Shutter Door
- Oil Fired Central Heating System
- Alarm System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

## ACCOMMODATION

Measurements are approximate

### ENTRANCE PORCH:

PVC double glazed entrance door. Laminated timber floor.

### LOUNGE:

14' 9" x 11' 1" (4.49m x 3.37m)

Measurements taken to widest points. Laminated timber floor.

### KITCHEN/DINER WITH INTEGRATED APPLIANCES:

11' 0" x 9' 8" (3.36m x 2.94m)

Range of high and low level units. Wood strip effect round edge work surfaces. Wood strip effect upstands. Integrated fridge freezer. Integrated oven and hob. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Recessed spotlights. PVC double glazed door to rear patio area.

### BATHROOM:

White suite. PVC panelled shower bath with centre mount mixer tap and Mira Decor electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. PVC panelled walls. Tiled floor. Recessed spotlights.



## FIRST FLOOR

### BEDROOM (1):

12' 1" x 11' 1" (3.68m x 3.39m)

Measurements taken to widest points and to include hotpress.



### BEDROOM (2):

9' 11" x 6' 6" (3.03m x 1.99m)

Measurements taken to widest points. Laminated timber floor.



### BEDROOM (3):

9' 8" x 9' 8" (2.95m x 2.94m)



## OUTSIDE

Driveway to side. Rear paved patio area. Enclosed rear patio garden with bark area and gravel area. Double gates. Enclosed area with PVC oil storage tank. Boiler house with oil fired boiler. Outside tap and light.

### GARAGE:

19' 0" x 9' 3" (5.79m x 2.83m)

Roller shutter door. Light.



### TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2025 to March 2026 £682.00

### DIRECTIONS

From Grand Street turn onto Leamington Place. Number 35 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.



**35 Leamington Place**

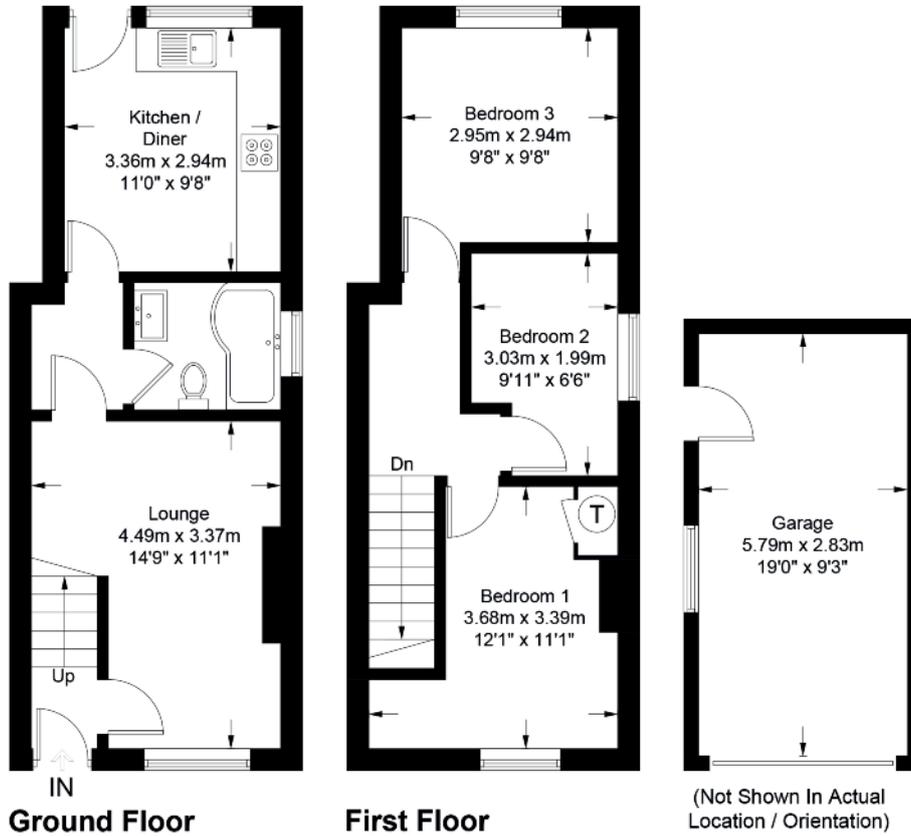


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1276376)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	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

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.