



- A Well Situated Semi Detached Property Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location / Some Upgrading May Be Required
- Spacious Lounge And Dining Area With Marble And Granite Fireplace And Patio Doors
- Kitchen
- Three Good Sized Bedrooms
- Shower Room
- Enclosed Rear Garden With South Facing And Private Aspects
- Detached Garage And Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £174,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E5 I

REF:DL160226HG

- Oil Fired Central Heating And PVC Double Glazing
- Composite Double Glazed Entrance Door
- PVC Fascias And Soffits
- Convenient To Local Amenities, Sprucefield And Lisburn City Centre

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

Composite entrance door with double glazed leaded and etched glass windows. Staircase with mahogany spindled balustrade. Built in cloaks storage cupboard.



SPACIOUS LOUNGE AND DINING AREA:

7.04m (23'1") x 3.61m (11'10")

Measurement taken to widest points. Marble fire surround with granite inset and harth. PVC double glazed sliding patio door leading to patio and rear garden,



KITCHEN:

2.75m (9'0") x 2.72m (8'11")

Range of high and low level units. Laminated worktops. Bowl and a half single drainer stainless steel sink unit. Mixer tap. Tiled floor. Tiled walls.



FIRST FLOOR

BEDROOM 1:
3.90m (12'10") x 2.99m (9'10")

BEDROOM 2:
3.77m (12'4") x 3.06m (10'0")
Measurement to include range of built in robes with sliding doors.

BEDROOM 3:
2.43m (8'0") x 2.35m (7'9")
Measurement to include built in robe.

SHOWER ROOM:
Shower cubicle. Mira shower. Pedestal wash hand basin. Close couple low flush WC. Part tiled walls. Separate hotpress.

Wooden folding ladder to roofspace.

OUTSIDE

Front garden laid in gravel bed. Tarmac driveway. Enclosed and good sized rear garden with private and south westerly aspects. Paved patio area. Outside tap and light.

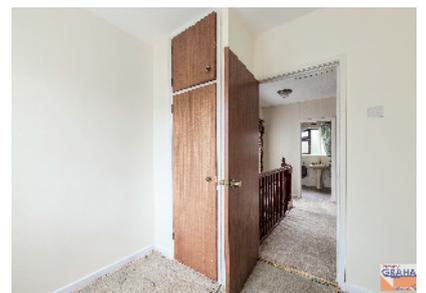
DETACHED GARAGE:
5.75m (18'10") x 2.83m (9'3")
Roller shutter door. Oil fired boiler. Light and power.

TENURE:
We have been advised the tenure for this property is leasehold and the annual ground rent is £16, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2026 to March 2027 £955

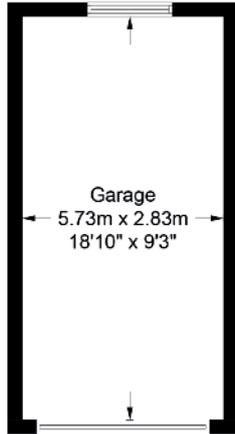
DIRECTIONS:
From Lisburn proceed along Hillsborough Old Road, turn right into Edgehill Park, number 6 is on the left.

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

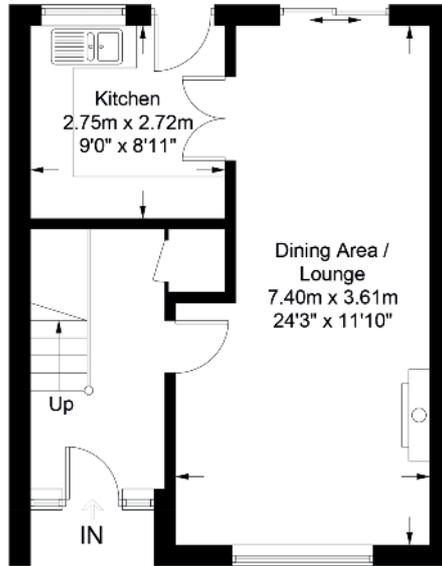


6 Edgehill Park, Lisburn

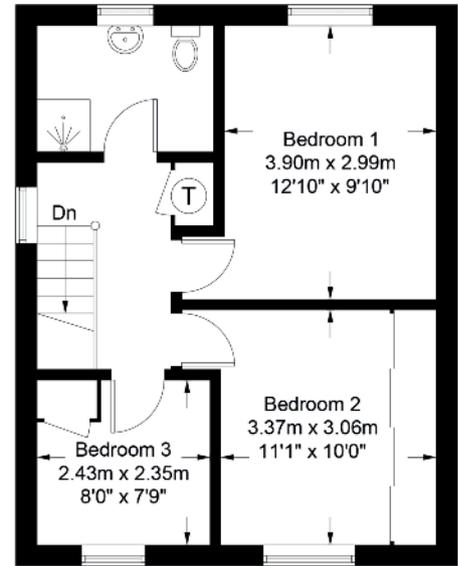
Approximate Gross Internal Area = 82.5 sq m / 888 sq ft
Garage = 16.4 sq m / 176 sq ft
Total = 98.9 sq m / 1064 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor
438 sq ft / 40.7 sq m



First Floor
450 sq ft / 41.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1274867)



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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