



29 KNIGHTSBRIDGE, LISBURN, BT28 3DG



- An Exceptionally Well Presented Four Bedroom Semi Detached Property Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Spacious Lounge/Dining Area With Polished Granite Fireplace
- Kitchen With Integrated Oven And Hob
- Four Bedrooms (One With Grey Oak Effect Laminated Timber Floor / One With Built In Robe)
- Tiled Bathroom With White Suite Including Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £209,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C69

REF: DLI6042692SR

- Floored Roofspace Wooden Extending Ladder
- Tarmac Parking Area To Front
- Enclosed Rear Garden With Westerly Aspect And Large Composite Decking Area
- Gas Fired Central Heating System With Gas Fired Boiler Installed January 2025
- PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows And External Doors



ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door and side panel. Tiled floor. Storage under stairs.



TILED CLOAKROOM:

Low flush suite. Wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. (One wall with feature stone effect tiling). Tiled floor.



SPACIOUS LOUNGE/DINING AREA:

22' 6" x 12' 0" (6.85m x 3.67m)

Walnut effect laminated timber floor. Polished granite fireplace with log effect gas fire, (please note, gas fire is not working and has been decommissioned). Mahogany effect PVC double glazed double doors to rear decking area and garden.



KITCHEN WITH INTEGRATED OVEN AND HOB:

9' 9" x 9' 6" (2.97m x 2.90m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated double Hotpoint oven. Integrated five ring gas hob. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine and dishwasher. Under unit lighting. Slate effect tiled floor. Part tiled walls. Mahogany effect PVC double glazed door to rear decking area and garden.



FIRST FLOOR

BEDROOM (1):

12' 4" x 11' 8" (3.75m x 3.56m)

Measurements taken to widest points. Grey oak effect laminated timber floor.



BEDROOM (2):

9' 9" x 7' 5" (2.98m x 2.27m)

BEDROOM (3):

12' 3" x 9' 0" (3.74m x 2.74m)

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



BEDROOM (4):

9' 9" x 6' 6" (2.98m x 1.97m)

TILED BATHROOM:

White suite. PVC panelled bath with centre mount mixer tap and shower attachment. Thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Wall mounted cabinet. Tiled walls. Tiled floor. Recessed spotlights.



ROOFSPACE:

Wooden extending ladder. Floored. Light. Gas fired boiler.

OUTSIDE

Tarmac parking area to front. Enclosed rear garden with westerly aspect. Spacious composite decking area and raised artificial grass lawn. Covered seating area. Outside tap and light. Outside power points. Steps up to timber deck area with storage shed. Enclosed storage area to side. Timber storage shed.



DIRECTIONS

From Glenavy Road turn into Killowen Grange Grange. At the end of the road turn right. At the end of the road turn right and continue into Knightsbridge. Turn left into the cul de sac. Number 29 is on the right.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



TENURE:

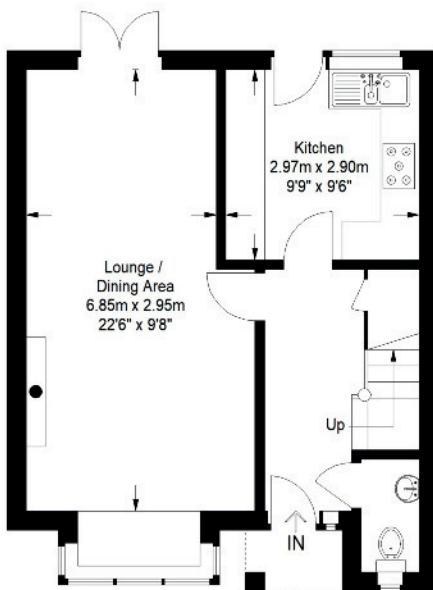
We have been advised the tenure for this property is leasehold and the annual ground rent is £30. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

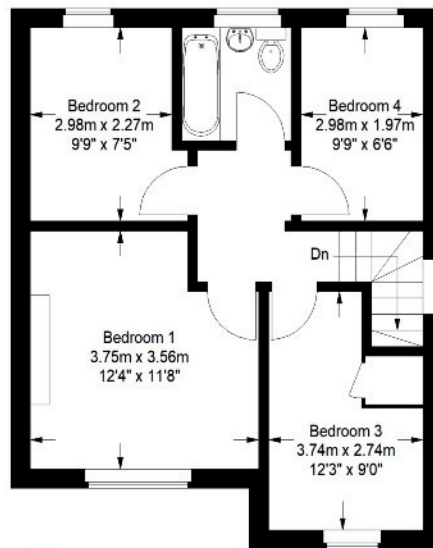
For period April 2026 to March 2027 £1,048.00



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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VALUATION SERVICE

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

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

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