



9 HILLVIEW GARDENS, LAMBEG, LISBURN, BT27 4PB



- A Mid Terrace Property Occupying A Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With PVC Double Glazed Entrance Door
- Lounge With Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Bedrooms
- Bathroom With White Suite
- Front Garden Laid In Lawn With Paved Path To Entrance Door

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E4I

REF: DL160326SR55

- Enclosed And Private Rear
- Rear Patio Area With Raised Garden Laid In Lawn
- External Store
- Oil Fired Central Heating System
- Glazed Windows In Wooden Frames

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door.

LOUNGE:

12' 7" x 11' 1" (3.84m x 3.39m)

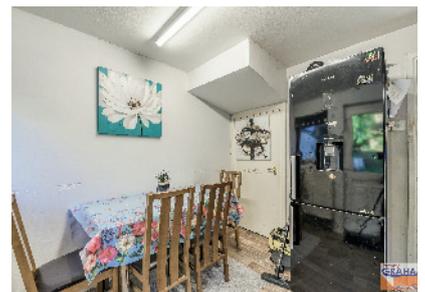
Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

17' 1" x 8' 6" (5.20m x 2.58m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Storage under stairs. PVC double glazed door to rear.



FIRST FLOOR

BEDROOM (1):

11' 2" x 10' 1" (3.40m x 3.07m)



BEDROOM (2):

10' 0" x 8' 6" (3.05m x 2.60m)

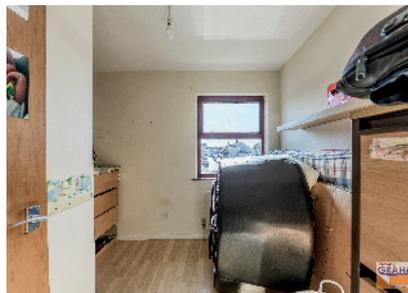
Built in storage cupboard.



BEDROOM (3):

8' 8" x 8' 2" (2.65m x 2.48m)

Measurements taken to widest points and to include built in storage cupboard. Laminated timber floor.



BATHROOM:

White suite. Bath with mixer tap. Wash hand basin. Low flush wc. Part tiled walls. Tiled floor. Separate hotpress on landing.



OUTSIDE

Front garden laid in lawn with paved path to entrance door. Gated entrance. Enclosed and private rear. Rear patio area with raised garden laid in lawn. External store. PVC oil storage tank. Outside light.

DIRECTIONS

From Moss Road turn into Hillview Park. At the end of the road turn left onto Hillview Gardens. Number 9 is straight ahead.

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 assume the tenure for this property is leasehold. 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 2025 to March 2026 £660.00

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		

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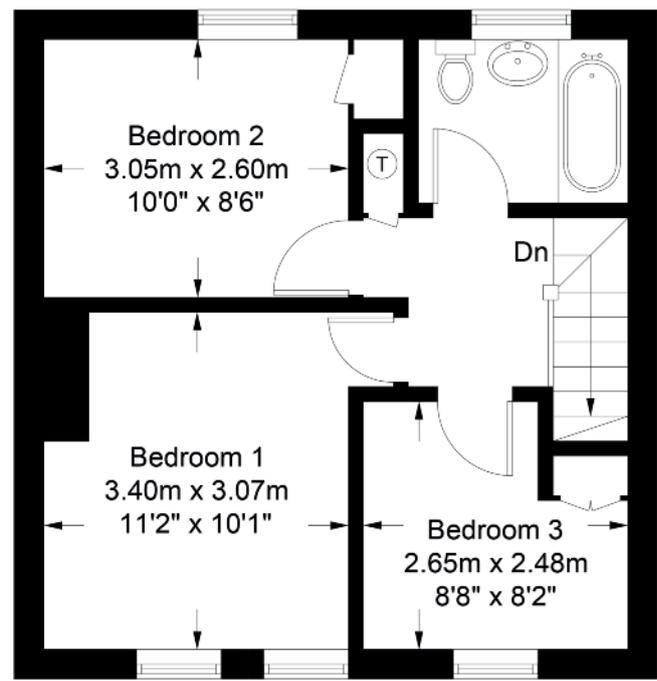
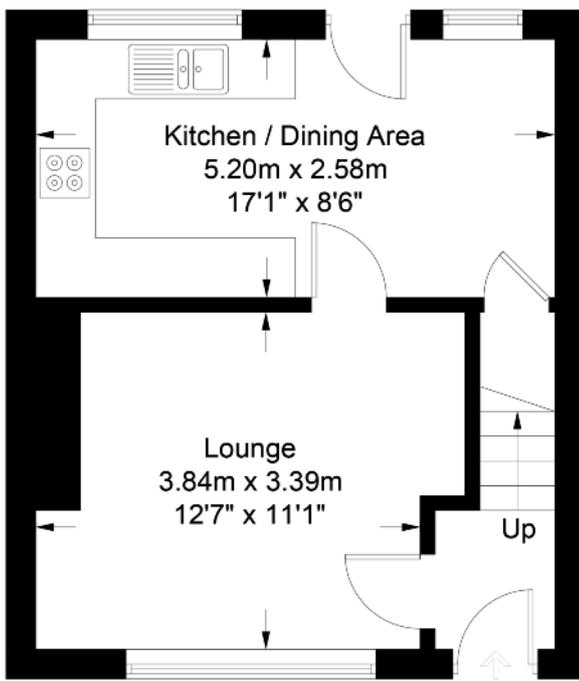


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VALUATION SERVICE

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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