



15 HAWTHORN HALL, STONEFYFORD, LISBURN, BT28 3QP



- Built In 2022, This Most Outstanding Semi Detached Property Occupies A Prime Setting Within This Popular Location Convenient To Lisburn, Belfast And The International Airport
- Well Presented And Spacious Accommodation Extending To Approximately 1053 Square Feet
- Lounge With Laminated Timber Floor And Recessed Spotlights
- Spacious And Luxury Fitted Kitchen And Dining Area With Integrated Appliances And Patio Doors
- Three Good Sized Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom
- Enclosed And Private Rear Garden / Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C77

REF:DL24032622HG

- Gas Fired And Zoned Central Heating System (Flogas Supply)
- Woodgrain PVC Double Glazed Windows
- Excellent C77 Energy Efficiency Rating
- An excellent opportunity to acquire one of these well appointed homes, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Laminated timber floor. Composite entrance door. Recessed spotlights.

CLOAKROOM:

Low flush suite. Close couple low flush WC. Pedestal wash hand basin. Tiled splashback. Laminated timber floor.

LOUNGE:

5.98m (19'7") x 2.89m (9'6")

Laminated timber floor. Recessed spotlights.

LUXURY FITTED KITCHEN AND DINING AREA:

5.05m (16'7") x 3.72m (12'2")

Range of high and low level units and integrated appliances. Round edge work surfaces. Dining bar. Bowl and a half single drainer stainless steel sink unit. Swan neck mixer tap. Hotpoint integrated oven and gas hob. Glass splashback and extractor canopy. Recessed spotlights. Integrated dishwasher and fridge freezer. PVC double glazed double doors leading to patio and rear garden.



FIRST FLOOR

BEDROOM (1): 4.53m (14'10") x 2.90m (9'6")

LUXURY SHOWER ROOM EN SUITE:

Luxury tiled shower room en-suite. Shower cubicle with thermostatic shower. Pedestal wash hand basin. Close couple low flush WC. Chrome finish heated towel rail. Tiled walls. Tiled floor.



BEDROOM (2): 4.19m (13'9") x 2.65m (8'8")

BEDROOM (3): 3.12m (10'3") x 2.27m (7'5")

LUXURY BATHROOM: Luxury bathroom with white suite. Panelled bath. Mixer tap. Vanity unit. Wash hand basin. Mono style mixer tap. Tiled splashback. Close couple low flush WC. Tiled floor. Part tiled walls. Recessed spotlights. Built in cupboard with gas fired boiler. Separate built in cupboard on landing.



ROOFSPACE: Wooden folding ladder to partly floored roofspace with light.

OUTSIDE

Tarmac driveway. Enclosed and private rear garden laid in lawn with paved patio area. Outside tap and 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 £955

DIRECTIONS: When entering Stoneyford Village, Hawthorn Hall is on the right.

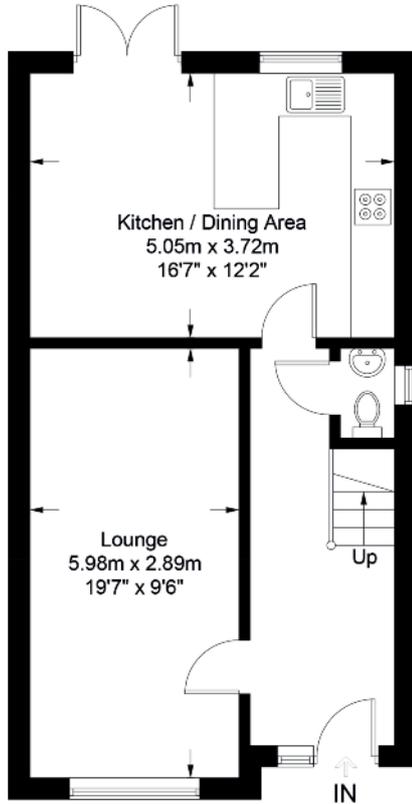


The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to 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.

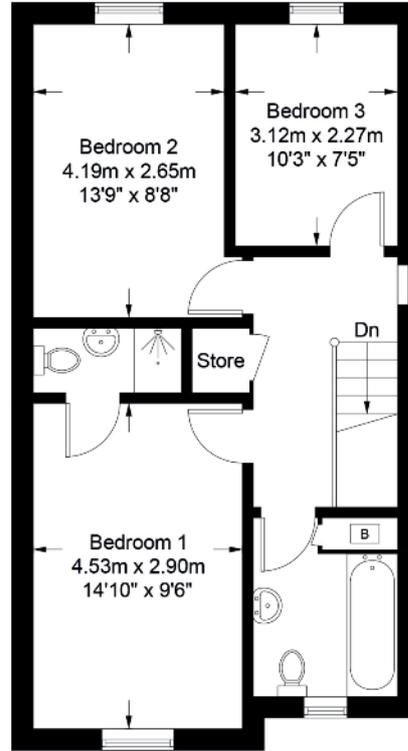


15 Hawthorn Hall, Stoneyford

Approximate Gross Internal Area = 97.9 sq m / 1053 sq ft



Ground Floor
49.1 sq m / 528 sq ft



First Floor
48.8 sq m / 525 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1285932)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	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.