



29 BERKELEY HALL COURT, LISBURN, BT27 5QX



- An Exceptionally Well Presented Townhouse Situated Within This Highly Desirable Residential Location Convenient To Lisburn City Centre And With Easy Access To M1 For Commuting To Belfast
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Solid Wood Floor
- Lounge With Decorative Wooden And Granite Fireplace With Coal Effect Gas Fire
- Kitchen/Dining Area With Integrated Appliances
- Utility Room / Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite Including Shower Cubicle With Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £284,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C74

REF: DL28052605SR

- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Garden Laid In Artificial Grass With Paved Patio Area
- Integral Garage With Roller Shutter Door
- Gas Fired Central Heating System / Alarm System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC composite double glazed entrance door. Solid wood floor.

LOUNGE:

18' 4" x 12' 0" (5.58m x 3.67m)

Measurements taken to widest points. Decorative wooden and granite fireplace with coal effect gas fire. Open plan to kitchen/dining area.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

20' 3" x 10' 6" (6.16m x 3.21m)

Excellent range of high and low level units. Granite effect round edge work surfaces. Extractor unit in stainless steel canopy. Integrated Belling oven. Integrated Zanussi hob. Integrated Zanussi dishwasher. Integrated fridge. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Under unit lighting. Part tiled walls. Tiled floor in kitchen area. PVC double glazed double doors to rear patio area and garden. Open plan to lounge.

UTILITY ROOM:

10' 6" x 5' 5" (3.21m x 1.64m)

Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Space for fridge freezer. Storage cupboard with Worcester gas fired boiler. Part tiled walls. Tiled floor. PVC double glazed door to rear patio area and garden. Access to integral garage.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



FIRST FLOOR

LANDING:

Roof window. Access to roofspace.

BEDROOM (1):

19' 4" x 12' 2" (5.90m x 3.70m)

Large storage cupboard.



SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.



BEDROOM (2):

16' 4" x 10' 2" (4.97m x 3.10m)

BEDROOM (3):

12' 7" x 10' 2" (3.84m x 3.10m)

Measurements taken to widest points.

BATHROOM:

White suite. Shower cubicle with thermostatic shower. Panelled bath with centre mount mono style mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Storage cupboard.



OUTSIDE

Front garden laid in lawn with tarmac driveway. Paved path to entrance door. Enclosed rear garden laid in artificial grass with paved patio area. Raised flower bed with shrubbery. Outside tap and light.

INTEGRAL GARAGE:

17' 9" x 9' 9" (5.40m x 2.96m)

Roller shutter door. Light and power.



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 freehold. 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 £1,286.00

SERVICE CHARGE:

A service charge of approximately £265 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS

From Saintfield Road turn into Berkeley Hall. At the end of the road turn left onto Berkeley Hall Court. Number 29 is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

29 Berkeley Hall Court

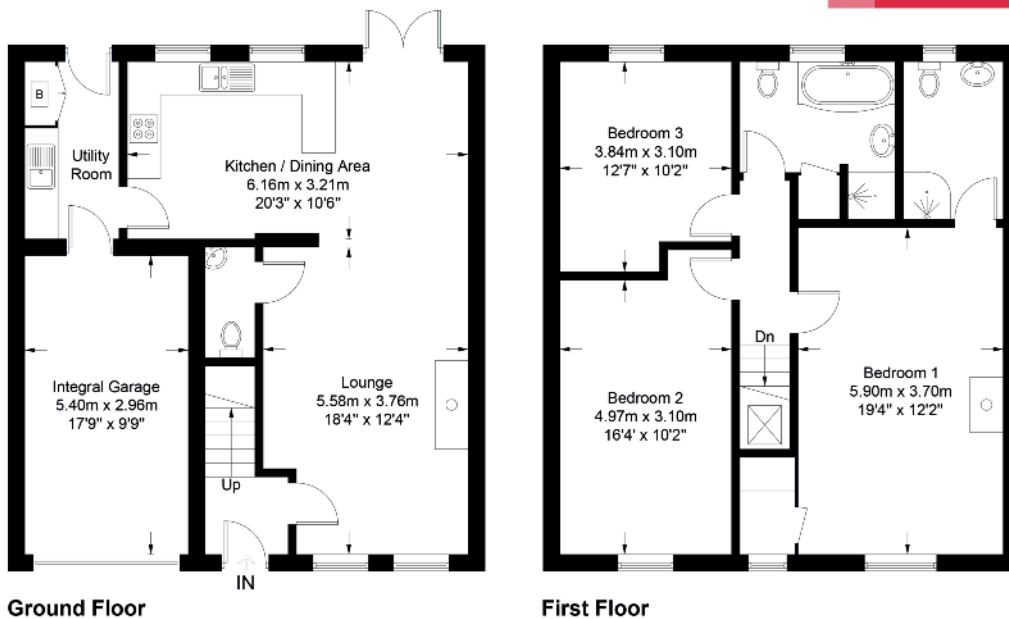


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VALUATION SERVICE

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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