



53 HILDEN COURT, LISBURN, BT27 4YL



- An End Terrace Property Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Location
- Lounge With Laminated Timber Floor And Fireplace
- Spacious Kitchen And Dining Area With Integrated Oven And Hob
- Three Bedrooms (Two With Built In Robes)
- Shower Room With Aqualisa Shower In Quadrant Cubicle
- Asphalt Parking Area To Front And Rear Patio Garden With South Westerly Aspect
- Oil Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £149,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D62

REF:DL05052673HG

- PVC Double Glazed Windows And External Doors
- Excellent Starter Home Or Investment Opportunity

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

Laminated timber floor. PVC double glazed entrance door.

LOUNGE:

4.77m (15'8") x 4.39m (14'5")

Measurement taken to widest points. Tiled fireplace. Laminated timber floor.



KITCHEN/DINING AREA:

4.77m (15'8") x 2.98m (9'9")

Range of high and low level units. Inset single drainer stainless steel sink unit with mixer tap. Integrated oven and ceramic hob. Built in table. Plumbed for washing machine. PVC back door. Storage under stairs.



FIRST FLOOR

BEDROOM (1):

4.55m (14'11") x 2.56m (8'5")

Measurement taken to widest points and to include hotpress.



BEDROOM (2):

2.99m (9'10") x 2.86m (9'5")

Built in robe.

BEDROOM (3): 2.63m (8'8") x 2.10m (6'11")

Built in robe.



SHOWER ROOM:

Quadrant shower cubicle. Aqualisa shower. Built in unit with wash hand basin. Mono style mixer tap. WC with concealed cistern.



OUTSIDE:

Asphalt parking area to front. Tobermore brickset paths. Rear garden with south westerly aspect laid in gravel bed and paved patio area. Oil fired boiler and PVC oil storage tank. Timber storage shed. Please note, driveway in photograph to the right side is not part of this property.



TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2026 to March 2027 £857

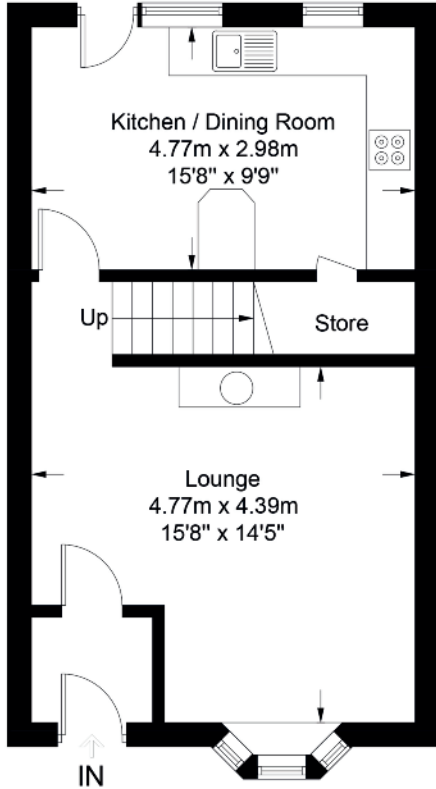
DIRECTIONS: From Grand Street turn into Hilden Court and then turn left into cul de sac, number 53 is at the end on the left.

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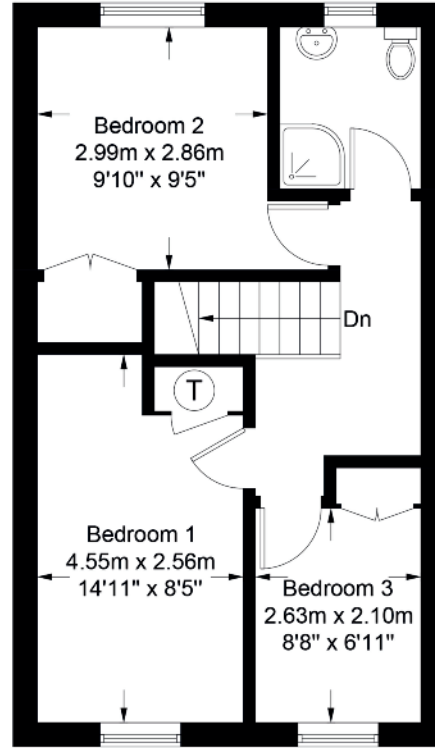


53 Hilden Court, Lisburn

Approximate Gross Internal Area = 81.9 sq m / 881 sq ft

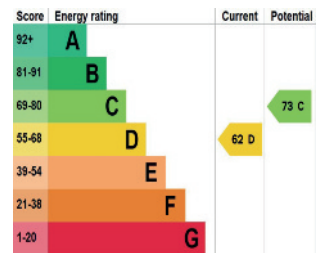


Ground Floor
442 sq ft / 41.1 sq m



First Floor
439 sq ft / 40.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297088)



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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