



12 WARRENMOUNT, LISBURN, BT28 1HP



- A Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages And Local Amenities
- Entrance Hall With PVC Double Glazed Entrance Door
- Lounge With Bay Window And Fireplace
- Dining Room With Built In Shelves
- Kitchen With Integrated Oven And Hob
- Three Bedrooms With Laminated Timber Floor
- Bathroom With White Suite Including Redring Electric Shower

PRICE: OFFERS IN THE REGION OF £139,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C70

REF: DLI9052655SR

- Tarmac Driveway To Front
- Enclosed Rear Patio Garden Plus Concrete And Lawn Area To Rear
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Cloaks storage area.

LOUNGE:

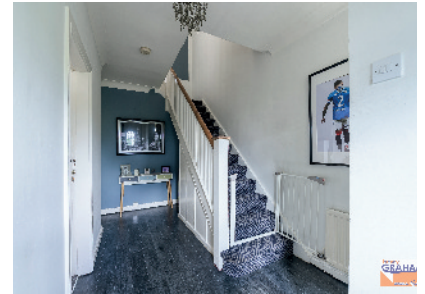
14' 4" x 11' 5" (4.37m x 3.48m)

Measurements taken into bay window.
Fireplace and slate hearth.

DINING ROOM:

11' 11" x 10' 3" (3.63m x 3.12m)

Measurements taken to widest points. Built in shelves.



KITCHEN WITH INTEGRATED OVEN AND HOB:

8' 4" x 7' 10" (2.54m x 2.39m)

Range of high and low level units. Wood grain effect round edge work surfaces. Concealed extractor unit. Integrated oven and hob. Bowl and a half single drainer ceramic sink unit with mixer tap. Space for fridge freezer. Plumbed for washing machine. PVC double glazed door to rear patio garden.



FIRST FLOOR

BEDROOM (1):

11' 11" x 10' 9" (3.64m x 3.27m)

Laminated timber floor.



BEDROOM (2):

11' 7" x 10' 9" (3.53m x 3.27m)

Laminated timber floor.



BEDROOM (3):

8' 4" x 7' 10" (2.53m x 2.40m)

Laminated timber floor. Gas fired boiler.



BATHROOM:

White suite. PVC panelled bath with Redring electric shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor. Storage cupboard.

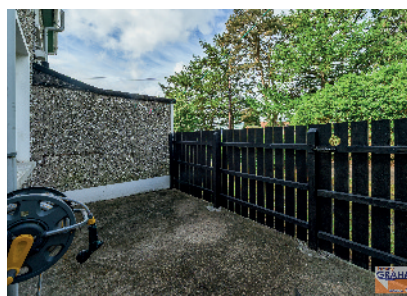


OUTSIDE

Tarmac driveway to front. Enclosed rear patio garden. External store. Outside tap and light. Concrete and lawn area to rear. (Please note, there is a right of way access across the rear of the property.)

DIRECTIONS

From Longstone Street turn onto Warren Gardens. 12 Warrenmount 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:

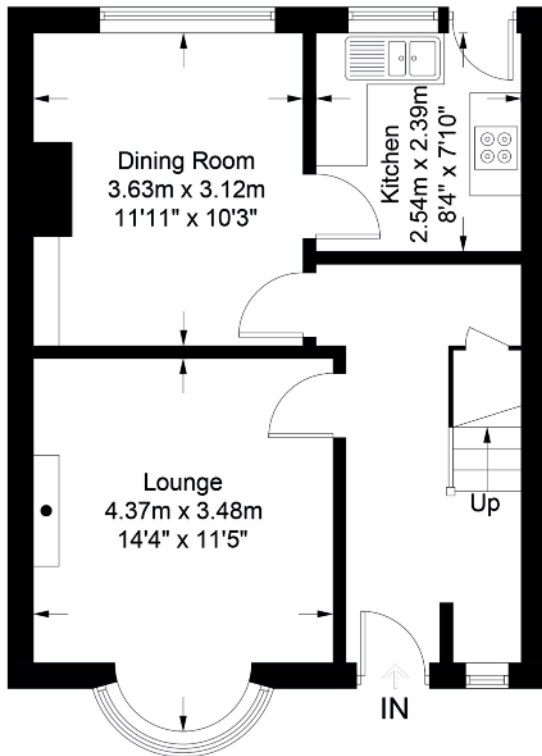
We have been advised the tenure for this property is freehold. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

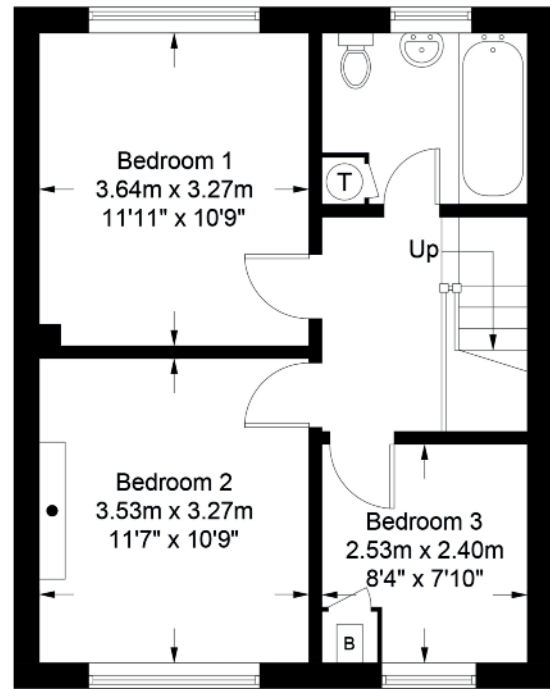
For period April 2026 to March 2027 £762.00

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

12 Warrenmount



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1300161)

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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