



70 NETTLEHILL ROAD, LISBURN, BT28 3HE



- An Extended Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Porch With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Decorative Wooden And Tiled Fireplace Plus Laminated Timber Floor
- Extended Kitchen/Dining Area With Integrated Oven And Hob
- Bathroom With White Suite Including Mira Go Electric Shower
- Three Bedrooms (One With Built In Robes / Two With Laminated Timber Floor)
- Floored Roofspace Storage With Light And Power

PRICE: OFFERS IN THE REGION OF £169,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E45

REF: DL08062655SR

- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed And Private Patio Garden With Tarmac Area To Side
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- Part PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

PVC double glazed entrance door with double glazed side panels. Laminated timber floor. Storage under stairs with Worcester gas fired boiler.



LOUNGE:

13' 9" x 13' 6" (4.20m x 4.12m)

Measurements taken to widest points. Decorative wooden and tiled fireplace with granite effect inset. Open fire. Laminated timber floor. Storage cupboard.



EXTENDED KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

19' 9" x 10' 3" (6.01m x 3.12m)

Measurements taken to widest points. Range of high and low level units. Round edge work surfaces. Integrated oven and hob. Concealed extractor unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Laminated timber floor. Recessed spotlights. PVC double glazed door to rear patio garden.



BATHROOM:

White suite. PVC panelled bath with Mira Go electric shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Part PVC panelled walls. Tiled floor. Recessed spotlights.



FIRST FLOOR

LANDING:

Hotpress. Access to roofspace storage.

BEDROOM (1):

12' 7" x 10' 3" (3.83m x 3.12m)

Measurements to include built in robes.



BEDROOM (2):

10' 6" x 9' 2" (3.21m x 2.80m)

Laminated timber floor.



BEDROOM (3):

9' 9" x 6' 4" (2.96m x 1.94m)

Laminated timber floor.



ROOFSPACE STORAGE:

Aluminium sliding ladder. Floored. Under eave storage. Roof window. Light and power.

OUTSIDE

Front garden laid in lawn with tarmac driveway. Enclosed and private rear patio garden with tarmac area to side. Double gates. Outside tap and light.

DIRECTIONS

From Prince William Road turn onto Nettlehill Road. Take the second right into the cul de sac. Number 70 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:

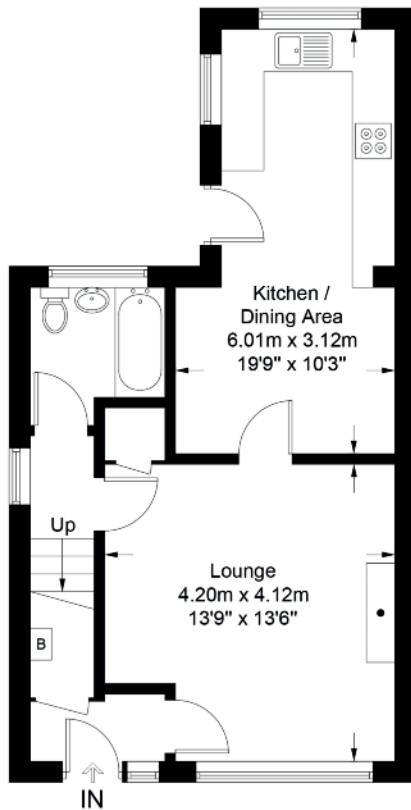
We have been advised the tenure for this property is freehold. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

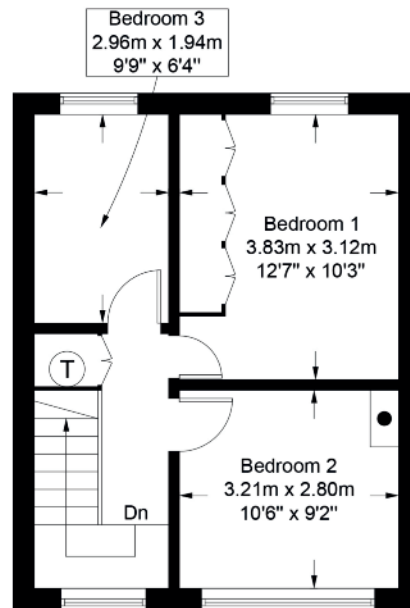
For period April 2026 to March 2027 £714.37

70 Nettlehill Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	45 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1308003)

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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