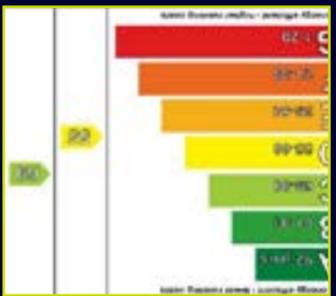


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ENERGY PERFORMANCE CERTIFICATE



LOCATION MAP

# 49 Old Mill Heights

Hillsborough, BT26 6RF



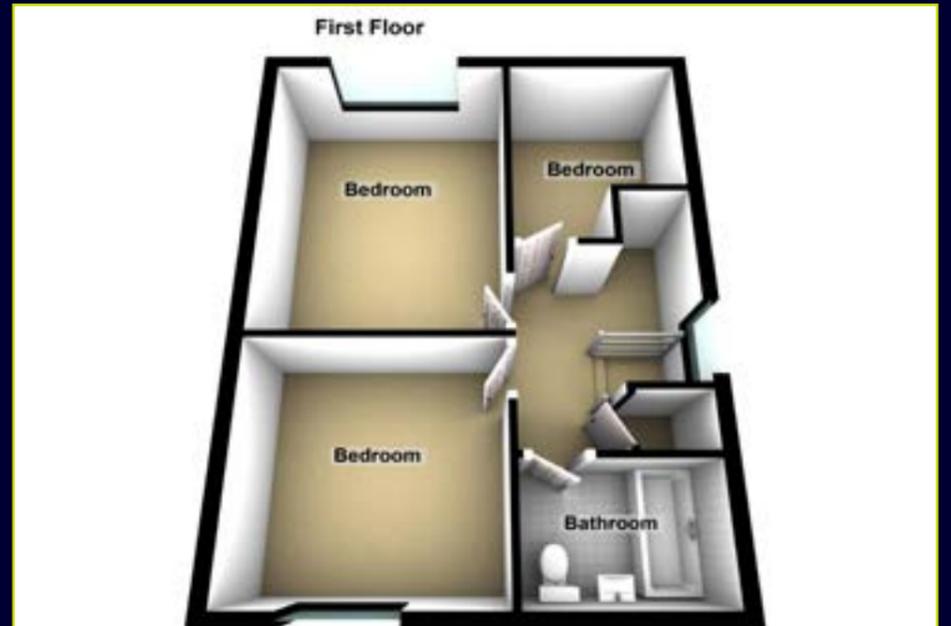
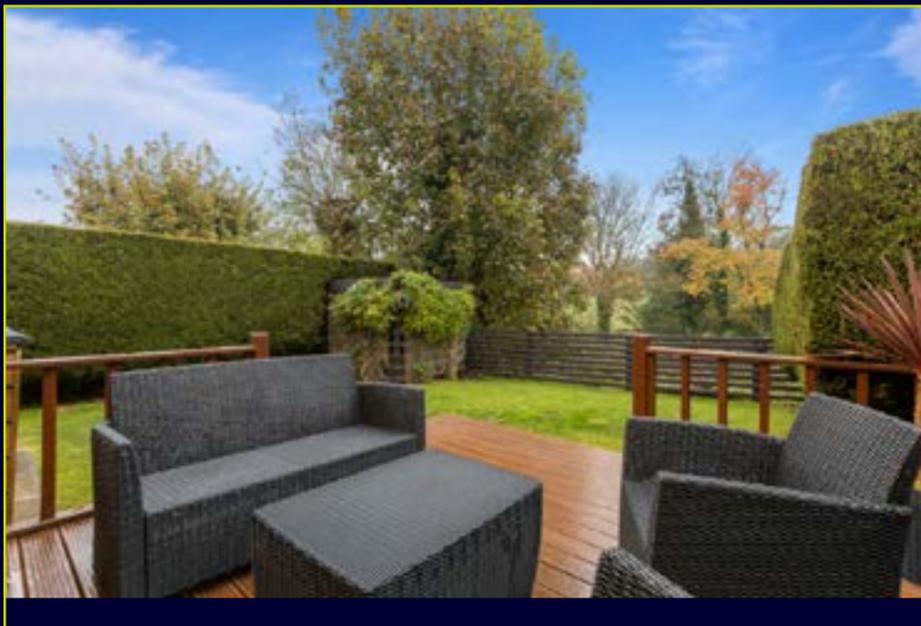
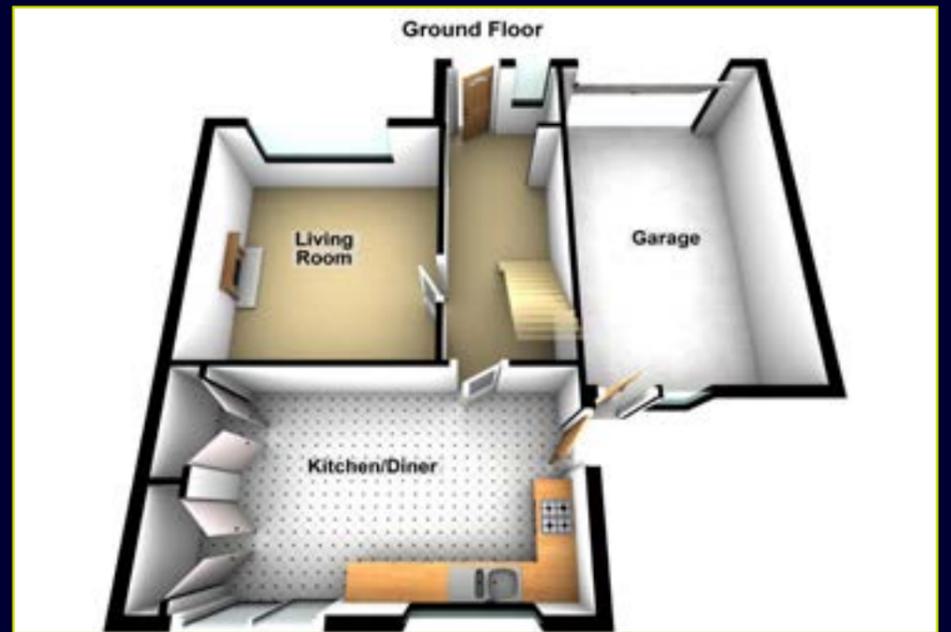
Asking Price  
**£164,950**

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**FLOORPLANS** Not To Scale





## COMPRISES

### Ground Floor

#### ENTRANCE HALL:

Wood effect front door, wooden floor, under stair storage, cloaks recess

#### LIVING ROOM: 13' 1" x 11' 1" (3.99m x 3.38m)

Junckers 22mm Flamey Beech solid wooden floor, wood burning stove with slate hearth

#### KITCHEN WITH DINING AREA : 16' 1" x 10' 1" (4.9m x 3.07m)

Excellent range of high gloss units with chrome handles and Appollo Slab work surfaces, partly tiled walls, Franke sink unit with chrome mixer tap, integrated Samsung four ring halogen hob and electric oven, integrated Baumatic dish washer, space for American style double fridge freezer, integrated Baumatic microwave, designer wall tiling and Amtico flooring, fitted Appollo Slab breakfast bar, low level spot lights with colour change, sliding doors to rear garden

### First Floor

**LANDING:** Access via fitted ladder to a spacious floored roof space, linen closet

**BATHROOM:** Shower bath with Mira wireless controled power shower, wash hand basin with chrome taps, low flush w.c, heated chrome towel radiator, velux window, under floor electric heating, partly tiled walls, tiled floor

#### BEDROOM (1): 13' 1" x 10' 1" (3.99m x 3.07m)

#### BEDROOM (2): 10' 1" x 10' 1" (3.07m x 3.07m)

#### BEDROOM (3): 9' 1" x 7' 1" (2.77m x 2.16m)

### Outside

#### ATTACHED GARAGE 18' 0" x 10' 1" (5.49m x 3.07m)

Electric remote control roller door, utility area - plumbed for washing machine, stainless steel sink unit, power, light. High pitch roof with excellent potential for additional storage.

Driveway parking to front for several vehicles.

Front garden laid in lawn.

Private and secluded rear garden laid with raised decking, timber fencing and matures hedges.

## KEY FEATURES

- Very Well Presented Semi-Detached Family Home
- Quiet Cul-De-Sac Position In A Lovely Semi-Rural Location
- Close Proximity To The Historic Hillsborough Village
- Ease Of Access To Main Arterial Routes And Public Transport Services
- Bright And Spacious Living Room With Wood Burning Stove
- Modern Kitchen With Dining Area And Sliding Doors To Rear Garden
- Three Generous Bedrooms
- Luxury Bathroom With Under Floor Heating
- Private And Secluded Rear Garden With Decked Sitting Area
- Driveway Parking for Several Vehicles
- Attached Garage With Remote Electric Roller Door
- Excellent Storage Throughout
- Oil Fired Central Heating
- Double Glazed
- Early Viewing Advised



## SUMMARY

Located in a quiet cul-de-sac off the Culcavy Road, Hillsborough, this very well presented semi-detached home has been finished to an excellent standard by the present owner. The property is within close proximity to Hillsborough Village and offers ease of access to Belfast, Lisburn and surrounding towns.

The accommodation briefly comprises of a bright and spacious living room with wood burning stove and a modern kitchen with excellent dining area on the ground floor.

Three generous bedrooms and a luxury bathroom complete with under floor heating are to the first floor.

The property further benefits from a private and secluded rear garden laid in lawn with a decked sitting area, front garden in lawn and driveway parking for several cars leading to an attached garage.

Early viewing is advised to appreciate this fine home.

