



**15 BALLYNAHINCH STREET
HILLSBOROUGH BT26 6AW**

**Offers Around
£249,500**

An excellent opportunity to purchase a beautiful terraced home in the centre of the historic village of Hillsborough, with its vast array of local shops, restaurants, amenities and attractions, and within a short drive of the A1 for those commuting to Lisburn, Belfast, Newry and Dublin.

Well presented throughout the extended accommodation comprises entrance porch, spacious living room, inner hall with store off (offering potential for downstairs WC), and a most attractive kitchen with dining space and patio doors to the rear garden. At first floor there are 3 bedrooms and a family bathroom off a spacious landing with study area.

To the rear of the property is lovely garden with lawn, patio and well stocked shrub beds. Access through the gateway is shared with number 13 and 17.

The property benefits from oil fired central heating and sash windows to the front elevation, and PVC double glazing elsewhere. We understand that mains gas is available in the area.

Within close proximity of Downshire Primary School and the abundance of other village amenities on the doorstep, including bus services to Belfast and Dublin, this property will appeal to family buyers, investors seeking an easily lettable property, and those downsizing perhaps for retirement.

Early viewing is highly recommended, initially on a 1-2-1 virtual basis with Falloon Estate Agents.

Ground Floor

ENTRANCE PORCH: Wooden entrance door. Window to lounge.

LOUNGE: 18' 4" x 13' 5" (5.6m x 4.08m) Pine fire surround with cast iron and tiled inset. Slate hearth. Solid pine flooring. 2 double panelled radiators. Window seat. Display alcove. Window to hallway.





INNER HALLWAY: Solid pine flooring. Stairs to first floor. Glazed door to kitchen.

UTILITY STORE : Plumbed for washing machine. Oil fired boiler.

LUXURY KITCHEN WITH DINING AREA : 11' 5" x 10' 8" (3.478m x 3.25m) Beautiful two tone range of high and low level units. Granite worktops and upstands. Inset 1.5 bowl sink unit, mixer tap. 'Siemens' 4 ring gas hob with extractor over. Granite splashback. Built in 'Neff' electric oven and microwave. Integrated fridge/freezer. Slimline dishwasher. Plate rack. Glazed cabinet with lights. Spotlights. Double glazed french doors to enclosed rear garden





First Floor

LANDING: Hot press. Double storage cupboard. Velux style window.

Study area with window. Spot lights.



BEDROOM (1): 11' 4" x 10' 8" (3.45m x 3.25m) Single panelled radiator. Dual aspect windows.



BEDROOM (2): 12' 4" x 7' 6" (3.76m x 2.28m) Single panelled radiator. Built in wardrobe. Sash window.



BEDROOM (3): 14' 4" x 8' 1" (4.37m x 2.47m) Single panelled radiator. Built in wardrobe. 2 sash windows.



BATHROOM: Roll top freestanding bath with claw feet. Mixer tap and shower attachment. Shower curtain. Pedestal wash hand basin. Low flush WC. Single panelled radiator. Extractor fan. Spot light. Part tiled walls.



Outside

Enclosed rear garden with paved patio area. Lawned area with mature shrubs. PVC oil storage tank. Outside tap. Outside lights.

Shared alleyway.



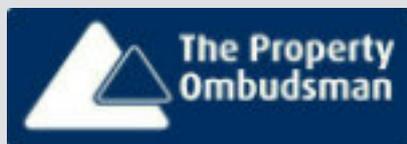


VIEWING

By appointment with Agent

FINANCIAL ADVICE

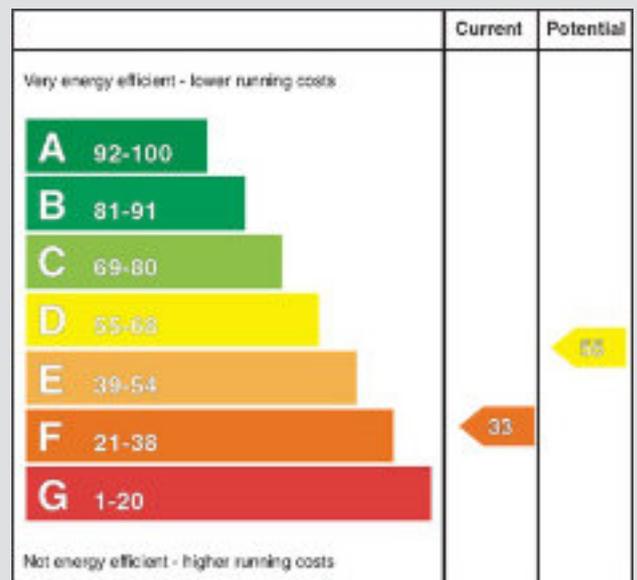
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11 Smithfield Square, Lisburn

BT28 1TH

T : 028 9266 3396

E : admin@falloonestateagents.com

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Partners : K E Falloon BSc(Hons) MRICS H E Falloon