



Estate Agent • Chartered Surveyor

**FOR SALE**  
**DETACHED HOUSE WITH EXCELLENT**  
**FAMILY ACCOMMODATION**



**15 HILLSBOROUGH ROAD**  
**DROMARA**  
**CO DOWN**  
**BT25 2BL**

- \* 2 Receptions plus Large Kitchen/Living Room
- \* 5 Bedrooms
- \* OFCH
- \* Windows Double Glazed in uPVC Frames
- \* EPC F26/44

**PRICE: OFFERS IN THE REGION OF £132,500**

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## ACCOMMODATION

(All dimensions are approximate)

Entrance Hall:

Sitting Room: 12'1" x 9'4" Laminate floor. Cast iron fireplace with over-mantle.

Split level Kitchen/  
Living/Dining 25'11" x 12'10" Range of fitted units. Integrated gas hob and electric oven.  
White sink. Plumbed for dishwasher. Hardwood floor. Cast iron fireplace with  
tiled inset, wood surround and over-mantle.

Rear Hall: Tiled floor. Door to rear yard.

Cloakroom: WC and WHB

Snug: 9'4" x 9'4"

## STAIRS TO FIRST FLOOR

Bedroom 1: 13'7" x 8'0"

En-Suite: 7'10" x 7'11" Tongue and groove ceiling.  
Shower cubicle with electric shower, WC & WHB.  
Plumbed for washing machine.

Bedroom 2: 12'1" x 11'2" plus wardrobe and hot press

Bedroom 3: 11'10" X 9'5" plus wardrobe

Bedroom 4: 9'6" x 9'0" plus cupboard

Bedroom 5/ Study 8'5" x 7'5" plus cupboard

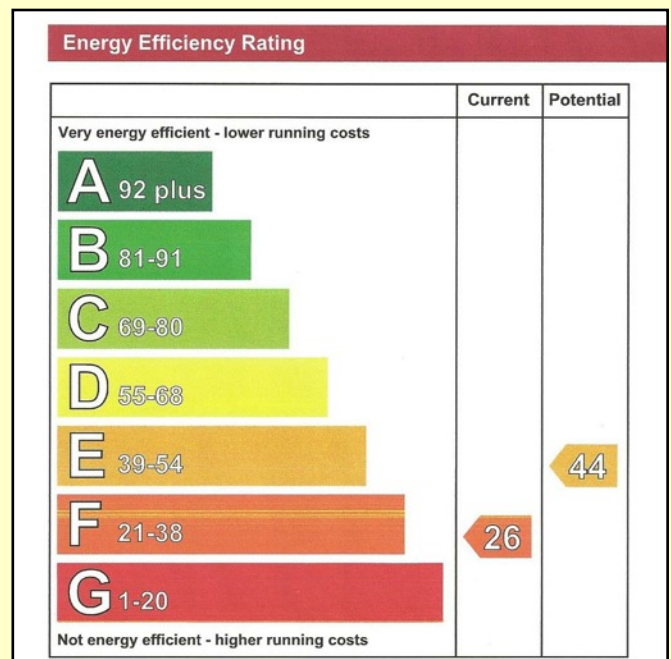
Bathroom: 9'4" x 6'3" Roll top bath with claw feet. WC and WHB.

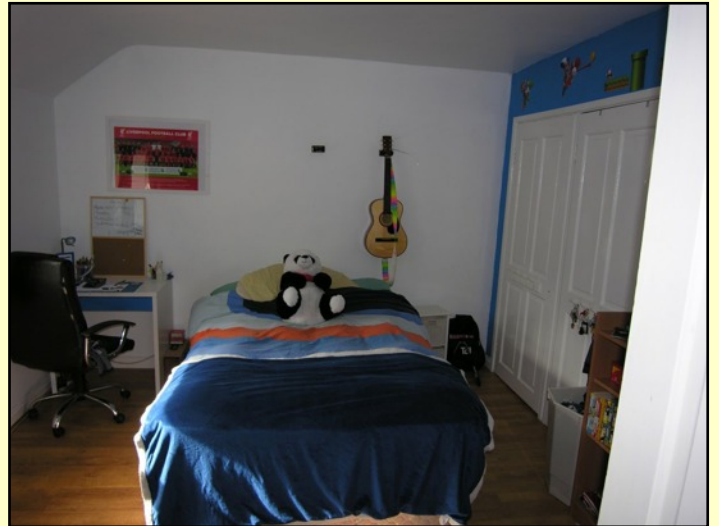
OUTSIDE Vehicular archway to enclosed rear yard. Boiler house with OFCH Boiler.

**RATES:** Rates payable 19/20 £837.21  
Information from LPS web site

**GROUND RENT:** To be confirmed

**VIEWING:** By appointment





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