

Outside

Immaculately presented south east facing garden with range of mature shrubs and trees, paved patio area ideal for entertaining and an additional tarmac area to side



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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RATES: 2021/2022 APPROX: £811.86

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Offers Over:
£189,950

Viewing: By appointment through agent



**42 The Old Mill
Hillsborough
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- Immaculately presented semi-detached villa in well regarded development
- Lounge with multi fuel stove
- Fitted kitchen with range of integrated appliances
- Superb South East facing garden to rear
- Three bedrooms
- Family bathroom with white suite
- uPVC double glazing/ gas heating
- Extended driveway to side finished in tarmacadam



2



1



1



Driveway

Entrance Porch

uPVC front door, slate tiled floor

Lounge

5.59m (18'4) x 4.14m (13'7)

Feature multi fuel stove with tiled hearth, solid wood flooring, under stairs storage



Kitchen/Diner

5.56m (18'3) x 3.18m (10'5)

Fitted kitchen with range of high and low level units, formica work surfaces, Belfast sink, stainless steel oven, hob, stainless steel extractor fan, integrated dishwasher, integrated fridge and freezer, plumbed for washing machine, partly tiled walls, tiled floor, uPVC doors to garden



First Floor Landing

Access to roofspace

Bedroom 1

4.17m (13'8) x 3.28m (10'9)



Bedroom 2

3.25m (10'8) x 3.2m (10'6)

Bedroom 3

3.12m (10'3) x 2.24m (7'4)

Storage cupboard



Bathroom

White bathroom suite comprising vanity unit, low flush WC, panelled bath with electric shower above, glass shower screen, tiled floor, tiled walls, velux window