



172 KILLOWEN GRANGE, LISBURN, BT28 3JF

- A Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Porch With Mahogany Effect PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Decorative Wood Effect And Granite Fireplace Plus Laminated Timber Floor
- Dining Area With Mahogany Effect PVC Double Glazed Double Doors To Rear Patio Area And Garden
- Kitchen With Integrated Oven And Hob
- Three Bedrooms With Laminated Timber Floor (One With Built In Storage)
- Tiled Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £139,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F35

REF: DL280224SR

- Front Garden Laid In Lawn With Asphalt Driveway
- Enclosed Rear Garden Laid In Lawn With Patio Area Plus Asphalt Area To Side
- Oil Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

Mahogany effect PVC double glazed entrance door with double glazed side panels. Laminated timber floor. Cloakroom.

LOUNGE:

15' 4" x 12' 5" (4.67m x 3.79m)

Measurements taken to widest points. Decorative wood effect and granite fireplace with open fire. Storage under stairs. Laminated timber floor. Open plan to dining area.



DINING AREA:

10' 5" x 8' 2" (3.17m x 2.49m)

Mahogany effect double glazed double doors to rear patio area and garden. Laminated timber floor. Open plan to lounge.



KITCHEN WITH INTEGRATED OVEN AND HOB:

10' 5" x 6' 10" (3.17m x 2.08m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel and glass canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. Mahogany effect PVC double glazed door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

12' 1" x 8' 9" (3.69m x 2.66m)

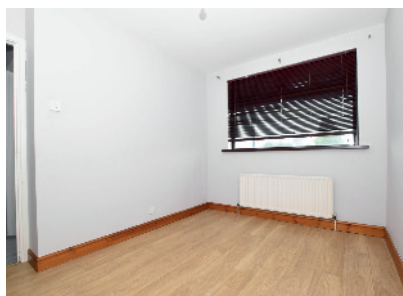
Measurements taken to widest points. Laminated timber floor.



BEDROOM (2):

10' 10" x 8' 1" (3.31m x 2.46m)

Laminated timber floor.



BEDROOM (3):

11' 11" x 6' 11" (3.64m x 2.11m)

Measurements to include built in storage.

Laminated timber floor.



TILED BATHROOM:

White suite. Panelled bath. Electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor. Separate hotpress on landing.



OUTSIDE

Front garden laid in lawn with asphalt driveway. Path to entrance door. Enclosed South Westerly facing rear garden laid in lawn with patio area. PVC oil storage tank. Outside tap and light. Asphalt area to side. Boiler house with oil fired boiler. Garden shed with power.



DIRECTIONS

From Glenavy Road turn into Killowen Grange. At the end of the road turn right. Continue to the end of the road and turn right. Number 172 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



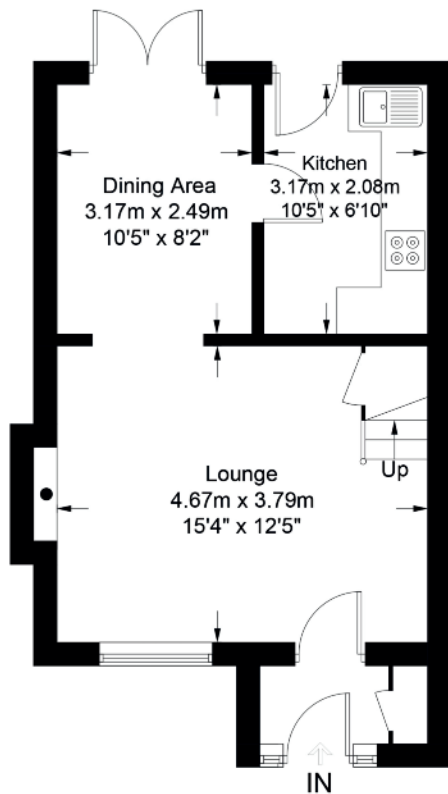
TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

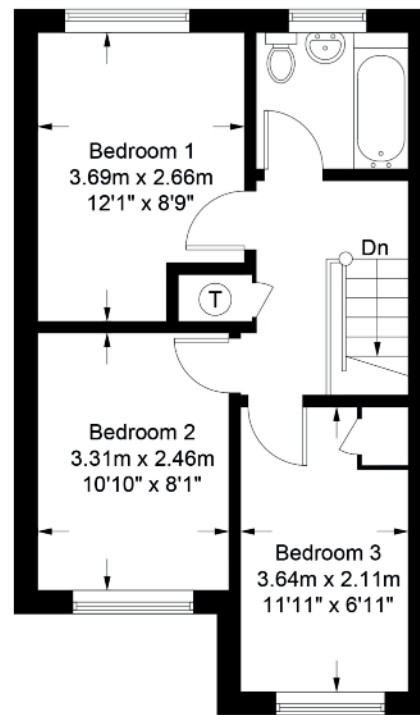
RATES PAYABLE:

For period April 2023 to March 2024 £732.03

172 Killowen Grange

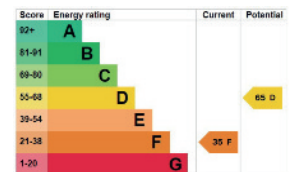


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID1052016)



VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

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