



24 JUBILEE AVENUE, LISBURN, BT28 1EB

- An Exceptionally Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Wood Effect Tiled Floor
- Lounge/Dining Area With Laminated Timber Floor
- Modern Kitchen With Range Of Integrated Appliances
- Three Bedrooms (One With Built In Storage And Laminated Timber Floor)
- Tiled Bathroom With White Suite
- Front Garden Laid In Gravel With Paved Path To Entrance Door

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F38

REF: DLI50324SR

- Enclosed And Spacious Rear Garden Laid In Lawn With Paved Patio Area
- External Utility Store With Adjoining Store And Boiler House
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance hall with double glazed side panel. Wood effect tiled floor.

LOUNGE /DINING AREA:

21' 4" x 10' 10" (6.50m x 3.29m)

Measurements taken to widest points.
Laminated timber floor.



MODERN KITCHEN WITH RANGE OF INTEGRATED APPLIANCES:

8' 6" x 7' 4" (2.59m x 2.23m)

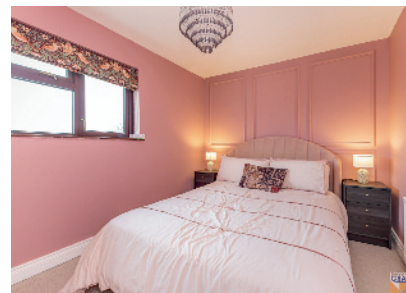
Range of high and low level units. Wood grain effect round edge work surfaces. Integrated oven. Integrated induction hob. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Single drainer stainless steel sink unit with mono style mixer tap. Part tiled walls. Wood effect tiled floor. Under unit lighting. Recessed spotlights. Mahogany effect PVC double glazed door to external utility store.



FIRST FLOOR

BEDROOM (1):

12' 4" x 8' 6" (3.77m x 2.59m)



BEDROOM (2):

12' 5" x 10' 4" (3.78m x 3.15m)

BEDROOM (3):

9' 6" x 8' 6" (2.90m x 2.60m)

Measurements to include stair box and built in storage. Laminated timber floor.



TILED BATHROOM:

White suite. Wood panelled bath with mixer tap and Redring electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Hotpress.



OUTSIDE

Front garden laid in gravel with paved path to entrance door. Gated entrance. Enclosed and spacious rear garden laid in lawn with paved patio area. Gravel set area. PVC oil storage tank. Outside light.

EXTERNAL UTILITY STORE:

8' 11" x 8' 0" (2.72m x 2.44m)

Plumbed for washing machine. Outside tap. Light and power. Door to rear patio area and garden.



ADJOINING STORE:

6' 0" x 4' 8" (1.84m x 1.43m)

ADJOINING BOILER HOUSE:

6' 0" x 2' 11" (1.84m x 0.88m)

Oil fired boiler.

DIRECTIONS

From Warren Gardens turn onto Jubilee Avenue. Number 24 is on the right.

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

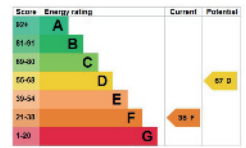


TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £606.54



24 Jubilee Avenue



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1055286)

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

www.hgraham.co.uk

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