



174 GLENWOOD COURT, LISBURN, BT28 3UF

- A Well Presented Semi Detached Property Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Area
- Lounge With Contemporary Log And Flame Effect Fire And Limed Oak Effect Laminated Timber Floor
- Spacious Kitchen And Dining Area With Integrated Appliances And Large Store Under Stairs
- Three Bedrooms
- Bathroom With White Suite And Mira Electric Shower
- Enclosed Rear Garden Laid In Lawn And Paved Patio Area
- Detached Brick Garage With Roller Shutter Door

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D55

REF:DL170124HG

- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- A Well Maintained And Beautifully Presented Home, We Strongly Recommend Early Viewing

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door.

LOUNGE:

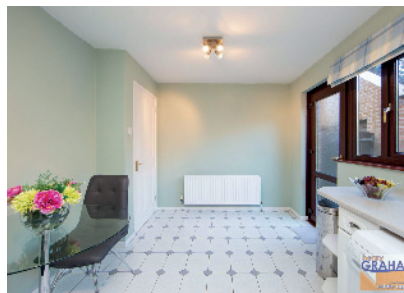
4.79m (15'9") x 3.76m (12'4")

Contemporary remote control electric fire with log and flame effect. Lined oak effect laminated timber floor.

SPACIOUS KITCHEN AND DINING AREA:

4.79m (15'9") x 2.78m (9'1")

Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven and hob. Concealed extractor hood. Plumbed for washing machine. Mahogany effect PVC double glazed back door. Tiled floor. Storage under stairs with light and tiled floor.



FIRST FLOOR

BEDROOM (1):

4.28m (14'1") x 2.59m (8'6")

Measurement taken to widest points.



BEDROOM (2):

3.31m (10'10") x 2.59m (8'6")

Measurements taken to widest points.

Built in robe.



BEDROOM (3):

2.77m (9'1") x 2.12m (6'11")

Measurements taken to widest points.



BATHROOM:

White suite. Panelled bath with Mira electric shower and shower screen.

Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Separate hotpress.



OUTSIDE

Spacious cul de sac setting. Front garden laid in lawn. Tarmac driveway. Enclosed rear garden laid in lawn with paved patio area. Outside tap and light.

DETACHED BRICK BUILT GARAGE:

6.33m (20'9") x 3.17m (10'5")

Roller shutter door. Oil fired boiler Light and power.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2023 to March 2024 £836.60

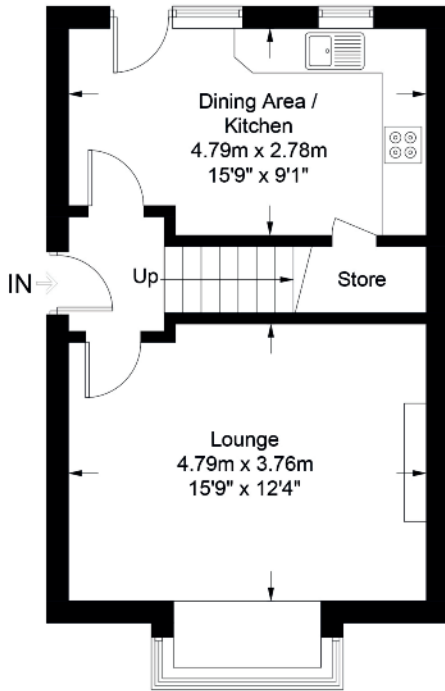
DIRECTIONS:

From Glenavy Road turn into Glenwood Court then take second right into cul de sac, number 174 is on the left.

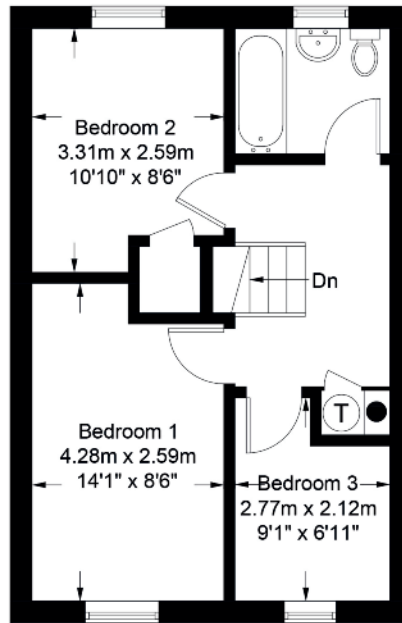
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



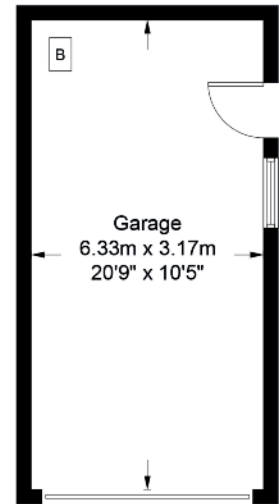
174 Glenwood Court



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID929176)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	70 C
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.