



**14 GLENNAVY GARDENS,  
LISBURN, BT28 1PB**

- A Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With Glazed Entrance Door And Laminated Timber Floor
- Lounge With Decorative Fireplace And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Gas Hob
- Three Bedrooms With Laminated Timber Floor
- Tiled Bathroom With White Suite
- Front Garden With Paved Path To Entrance Door

**PRICE: OFFERS IN THE REGION OF £94,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D67**

**REF: DL151223SR**

- Enclosed Rear With Decking Area And External Store
- Gas Fired Central Heating System
- PVC Double Glazed Windows

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Hardwood glazed entrance door. Laminated timber floor.



### LOUNGE:

14' 2" x 14' 2" (4.31m x 4.31m)

Measurements taken to widest points. Decorative fireplace with coal effect gas fire/central heating boiler. Laminated timber floor.



### KITCHEN/ DINING AREA WITH INTEGRATED OVEN AND HOB:

17' 4" x 10' 1" (5.28m x 3.08m)

Measurements taken to widest points. Range of high and low level units. Wood strip effect round edge work surfaces. Integrated oven. Integrated gas hob. Concealed extractor unit. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for dishwasher. Plumbed for washing machine. Part tiled walls. Storage under stairs. Glazed door to rear.





## FIRST FLOOR

### BEDROOM (1):

11' 0" x 10' 0" (3.35m x 3.06m)

Laminated timber floor. Storage recess.



### BEDROOM (2):

3.64m (11'11") x 2.74m (9'0")

Laminated timber floor. Built in storage.



### BEDROOM (3):

2.74m (9'0") x 2.51m (8'3")

Measurements to include built in storage.

Laminated timber floor.



### TILED BATHROOM:

White suite. Panelled bath with mixer tap and Triton electric shower. Vanity unit with wash hand basin and mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights. Separate hotpress on landing.



## OUTSIDE

Front garden with path to entrance door. Gated entrance. Enclosed rear with decking area. External store.

### TENURE:

We assume 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 £543.79

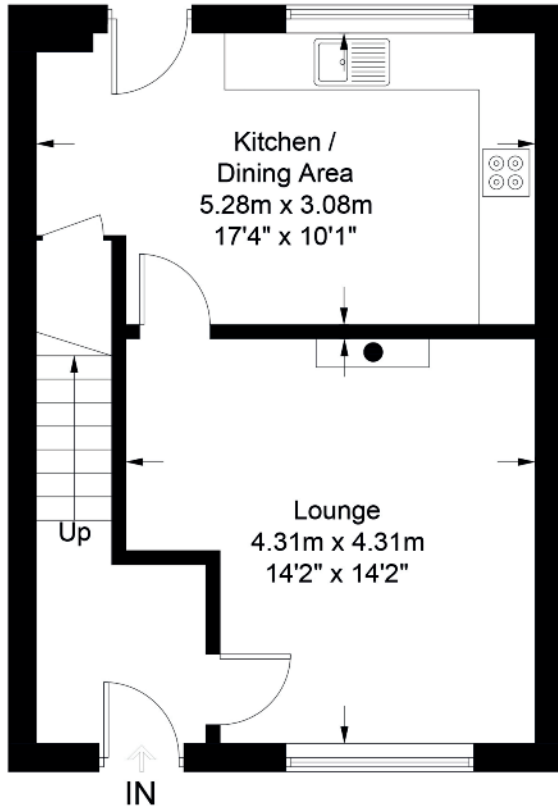
### DIRECTIONS:

From Moira Road turn onto Drumbeg Drive. Turn left onto Glenavy Gardens. Number 14 is on the right.

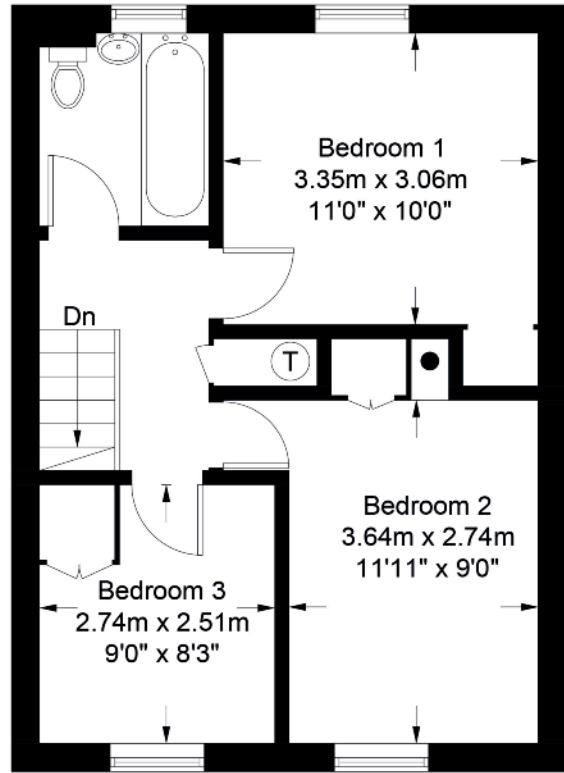
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



**14 Glenavy Gardens**

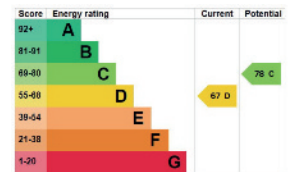


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1032767)



**VALUATION SERVICE**

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

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

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