



5 MORNINGTON GARDENS, LISBURN, BT28 2WB

- A Most Impressive And Exceptionally Well Presented End Townhouse Property Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Lounge With Limed Oak Effect Laminated Timber Floor And Decorative Fireplace
- Spacious And Luxury Fitted Kitchen And Dining Area With Integrated Appliances And Patio Doors
- Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With White Suite And Chrome Finish Heated Towel Rail
- Enclosed And South Facing Rear Garden With Paved Patio Area

PRICE: OFFERS IN THE REGION OF £210,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C76

REF:JK080124HG

- Tarmac Parking Area For 2 Cars To Rear
- Gas Fired Central Heating System
- PVC Double Glazed Windows And Patio Doors
- Excellent C76 Energy Rating For Reduced Running Costs
- PVC Fascias And Soffits
- An exceptionally well appointed and beautifully decorated home offering spacious accommodation and pleasant rear garden, we strongly recommend early viewing.

ACCOMMODATION: Measurements are approximate.

OPEN ENTRANCE PORCH

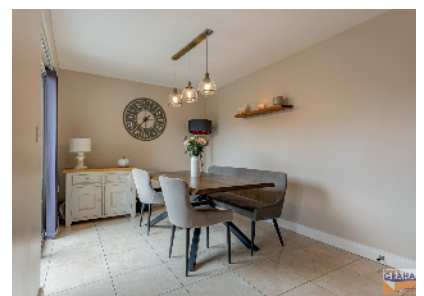
ENTRANCE HALL: Double glazed entrance door and side panels. Wood effect tiled floor.

CLOAKROOM: Low flush suite. Close couple low flush wc. Wash hand basin with mono style mixer tap and tiled splashback. Ceramic tiled floor.

LOUNGE: 4.23m (13'11") x 4.05m (13'3")
Decorative fireplace. Two arched windows. Limed oak effect laminated timber floor.

SPACIOUS LUXURY FITTED KITCHEN AND DINING AREA: 6.25m (20'6") x 2.96m (9'9")

Excellent range of high and low level units. Oak effect worktops and upstands. Single drainer sink unit with swan neck mixer tap. Integrated oven and gas hob with extractor hood in stainless steel and glass canopy. Built in cupboard with gas fired boiler. Ceramic tiled floor. Recessed spotlights. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Double glazed sliding patio doors leading to South facing patio and rear garden.



FIRST FLOOR

BEDROOM (1):
4.20m (13'9") x 3.09m (10'2")



LUXURY SHOWER ROOM EN SUITE:

Tiled shower cubicle with thermostatic shower. Wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Recessed spotlights. Tiled floor.



BEDROOM (2): 2.95m (9'8") x 2.86m (9'5")

BEDROOM (3): 3.00m (9'10") x 2.58m (8'6")

LUXURY BATHROOM: White suite. Panelled bath with mixer tap and shower attachment with tiled surround. Wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Ceramic tiled floor. Recessed spotlights. Chrome finish heated towel rail. Separate airing cupboard on landing.



OUTSIDE

Front and enclosed rear gardens with South facing aspect laid in lawns and paved patio area. Flowerbeds. Outside tap and light. Tarmac parking area for 2 cars.

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 £794.77

SERVICE CHARGE: A service charge of £102 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

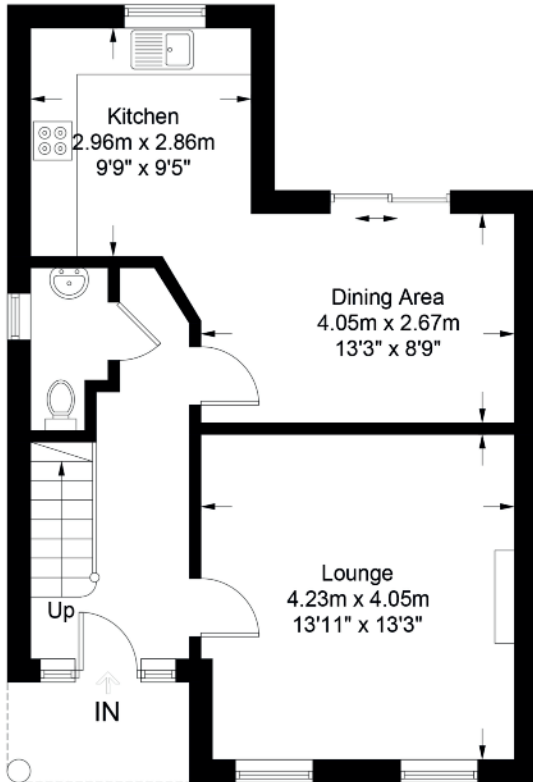
DIRECTIONS: From Ballinderry Road turn into Mornington Avenue, number 5 Mornington Gardens is on the left.

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

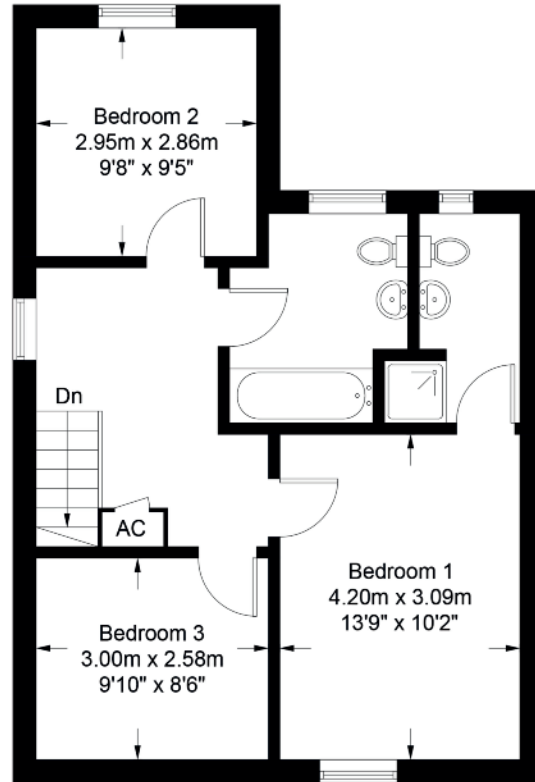


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Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft



Ground Floor
519 sq ft / 48.2 sq m



First Floor
548 sq ft / 50.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1018710)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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