



Delacherois Avenue,

**Offers in the region of  
£109,950**



**Reeds Rains**

• Since 1868 •

www.reedsrains.co.uk



# Delacherois Avenue, Lisburn, County Antrim

## Offers in the region of £109,950

A most delightful and highly presented end terraced property situated in this much admired and highly sought after and convenient location. Great road access to Belfast and Lisburn and within walking distance to train station and local shops and schools. Accommodation comprises entrance hall, lounge with feature fireplace, fitted kitchen with extensive range units, sun room area off, three bedrooms plus family bathroom with coloured suite. Oil fired heating and double glazing throughout. Detached garage plus separate store, extensive and impressive rear gardens in lawns, paved patios, oil storage tank, oil fired boiler. Driveway/ car parking to front. Immediate viewing is considered essential, to appreciate all that is to offer

**ENTRANCE HALL**  
Laminate flooring.

**LOUNGE**  
4.47m (into bay) x 3.66m (14'8" (into bay) x 12'0")  
Feature fireplace, bay window, laminate flooring.

**KITCHEN**  
4.11m x 2.29m (13'6" x 7'6")  
Extensive range of high and low level units, ceramic hob and electric oven, single drainer stainless steel sink unit, part tiled walls

**SUN ROOM**  
3.56m x 1.88m (11'8" x 6'2")

**FIRST FLOOR LANDING**

**BEDROOM 1**  
2.59m x 2.06m (8'6" x 6'9")  
Built-in robes, laminate flooring.

**BEDROOM 2**  
2.97m x 1.91m (9'9" x 6'3")

**BEDROOM 3**  
2.59m x 2.29m (8'6" x 7'6")  
Built-in robes.

**BATHROOM**  
Coloured suite comprising panelled bath, wash hand basin, low level Wc, wall tiling.

**GARAGE**  
Up and over door.

**STORE ROOM**

**GARDENS**  
Laid in neat lawns, paved patios, oil storage tank, oil fired boiler.

**OUTSIDE**  
Driveway / car parking to front/ side.

**EPC**

**FLOOR PLANS**

**Laser Tape Clause**

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

**Floorplan Clause**

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch



