



Killowen Grange,

**Offers in the region of  
£145,000**



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# Killowen Grange, Lisburn, County Antrim

## Offers in the region of £145,000

A most delightful semi-detached villa situated in this ever sought after and desirable location just off the Glenavy Road. Spacious accommodation comprises entrance hall, lounge with feature fireplace, separate dining room, fitted kitchen with integrated appliances. First floor comprises three bedrooms plus family bathroom suite with electric shower unit. Detached garage, enclosed rear paved gardens, driveway/ car parking to side, front in neat lawns, private setting with mature firs. Oil fired heating and double glazing throughout. An excellent starter home with little to do but move in, early viewing is advised.

### ENTRANCE HALL

Storage cupboard, laminate flooring.

### LOUNGE

5.56m x 3.76m (18'3" x 12'4")

Feature fireplace with wooden surround, tiled hearth, open fire, back boiler, laminate flooring

### DINING ROOM

3.18m x 2.49m (10'5" x 8'2")

Laminate flooring, French glazed doors.

### KITCHEN

3.15m x 2.03m (10'4" x 6'8")

Range of modern fitted high and low level cabinets, built-in oven and hob units, single drainer stainless steel sink unit, laminate work tops, part tiled walls, tiled flooring.

### FIRST FLOOR LANDING

Built-in hot press

### BEDROOM 1

3.30m x 2.62m (10'10" x 8'7")

Laminate flooring, built-in slide robes



For full EPC please contact the branch

### BEDROOM 2

3.35m x 2.46m (11'0" x 8'1")

### BEDROOM 3

3.71m x 2.03m (12'2" x 6'8")

Built-in cupboard

### BATHROOM

Coloured suite comprising panelled, low level Wc, wash hand basin, electric shower unit with glazed shower screen, wall tiling.

### GARAGE

5.56m x 3.78m (18'3" x 12'5")

Up and over door, plumbed for washing machine.

### OUTSIDE

Front in neat lawns, enclosed rear yard, oil fired boiler and oil storage tank.

### 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



