



6 EDENVALE GARDENS, LISBURN, BT28 2UT

- An Exceptionally Well Presented End Terrace Property Occupying A Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Porch With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Brick Built Fireplace And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Bedrooms
- Tiled Bathroom With White Suite Including Shower Cubicle With Thermostatic Shower
- Front Garden Laid In Artificial Grass With Driveway

PRICE: OFFERS IN THE REGION OF £145,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E48

REF: DL250425SR

- Enclosed Rear Patio Garden With Raised Paved Patio Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate.

ENTRANCE PORCH:

PVC double glazed entrance door with double glazed side panel. Laminated timber floor.

LOUNGE:

17' 8" x 11' 5" (5.39m x 3.47m)

Measurements taken to widest points. Brick built fireplace. Laminated timber floor. Spotlights.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

17' 8" x 11' 3" (5.39m x 3.44m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated Zanussi oven and hob. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Space for fridge freezer. Plumbed for washing machine. Part tiled walls. Storage under stairs. Double glazed sliding patio door to rear patio garden.



FIRST FLOOR

LANDING:

Built in storage. Hotpress.

BEDROOM (1):

11' 6" x 10' 3" (3.50m x 3.12m)

Built in storage.



BEDROOM (2):

11' 5" x 9' 3" (3.49m x 2.83m)

Built in recess for storage.



BEDROOM (3):

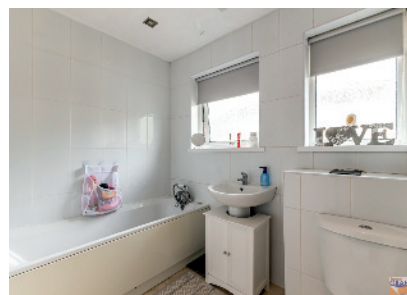
8' 3" x 7' 2" (2.52m x 2.19m)

Built in storage.



TILED BATHROOM:

White suite. Shower cubicle with thermostatic shower and bi-folding door. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights.



OUTSIDE

Front garden laid in artificial grass with driveway. Enclosed rear patio garden with raised paved patio area. PVC oil storage tank. Oil fired boiler. Outside tap and light.



TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

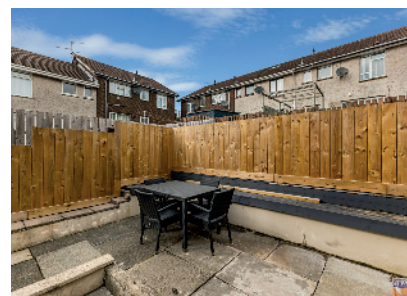
RATES PAYABLE:

For period April 2025 to March 2026 £587.25

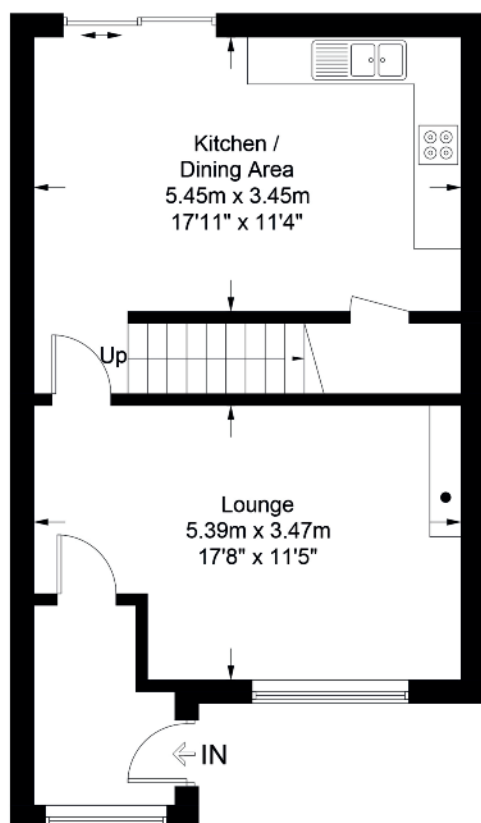
DIRECTIONS

From Ballymacash Road turn onto Rathvarna Drive. Turn left into Edenvale Gardens. Take the first left into the cul de sac. Number 6 is on the left.

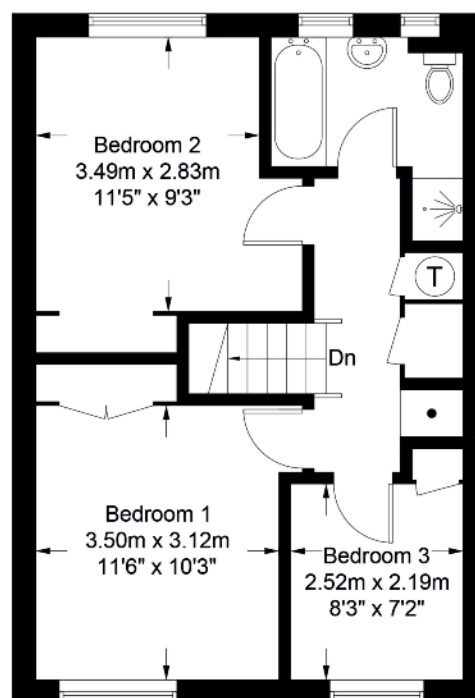
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



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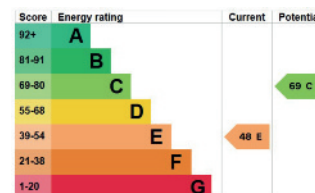


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1194297)



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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