



**27 PALMER AVENUE,
LISBURN, BT28 3QB**

- An Extended Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Please note, photos used are from stock and may differ slightly from the property
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Solid Wood Floor
- Cloakroom With Low Flush Suite
- Lounge With Solid Wood Floor Plus Fireplace With Tiled Hearth
- Kitchen/Dining Area With Integrated Appliances
- Conservatory With Mahogany Effect PVC Double Glazed Double Doors To Rear Garden

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D55

REF: DL230525SR

- Three Bedrooms
- Bathroom With White Suite Including Triton Electric Shower
- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Timber Decking Area
- Detached Garage With Roller Shutter Door
- Oil Fired Central Heating System
- Part Mahogany Effect PVC Double Glazed Windows



ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with double glazed side panels. Solid wood floor. Staircase with glass panels.

CLOAKROOM:

Low flush suite. Wash hand basin. Close couple low flush wc. Solid wood floor.

LOUNGE:

13' 0" x 10' 6" (3.96m x 3.21m)

Fireplace with tiled hearth. Open fire. Solid wood floor.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

17' 11" x 12' 4" (5.47m x 3.75m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated double oven. Integrated hob. Integrated dishwasher. Extractor unit in stainless steel canopy. Part tiled walls. Tiled floor. Recessed spotlights. Golden Oak effect PVC double glazed double doors to conservatory.



CONSERVATORY:

14' 2" x 9' 7" (4.31m x 2.92m)

Tiled floor. Mahogany effect PVC double glazed double doors to rear garden.



FIRST FLOOR

BEDROOM (1):

13' 0" x 9' 11" (3.95m x 3.01m)



BEDROOM (2):

10' 8" x 10' 2" (3.25m x 3.09m)

Measurements to include hotpress.



BEDROOM (3):

9' 11" x 7' 9" (3.03m x 2.36m)

Measurements taken to widest points and to include built in storage.

BATHROOM:

White suite. PVC panelled bath with mixer tap and Triton electric shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights.



OUTSIDE

Front garden laid in lawn with tarmac driveway. Enclosed rear garden laid in lawn with timber decking area. PVC oil storage tank. Outside tap and light.

DETACHED GARAGE:

17' 5" x 11' 8" (5.30m x 3.56m)

Roller shutter door. Light and power. Plumbed for washing machine. Work benches. PVC double glazed double entrance door.



DIRECTIONS

From Belsize Road turn onto Jersey Avenue. At the end of the road turn right onto Lester Avenue then turn left onto Palmer Avenue. Number 27 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.

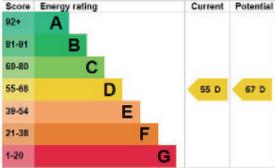


TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £21, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £955.29



27 Palmer Avenue



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1016039)

VALUATION SERVICE

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

www.hgraham.co.uk

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