



## 9 KILLOWEN GRANGE, LISBURN, BT28 3HQ

- A Most Outstanding And Exceptionally Well Presented Chalet Style Semi Detached Property Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Spacious Lounge With Bow Window And Multi Fuel Burning Stove On Tiled Hearth And Solid Wood Floor
- Separate Dining Room With Solid Wood Floor
- Conservatory With Solid Wood Floor And PVC Double Glazed Double Doors To Rear Patio Garden
- Kitchen/Dining Area With Integrated Appliances / Utility Room With PVC Double Glazed Door To Driveway
- Three Bedrooms (One With Luxury Fitted Shower Room En Suite / One With Built In Robes)
- Luxury Fitted Tiled Bathroom With White Suite

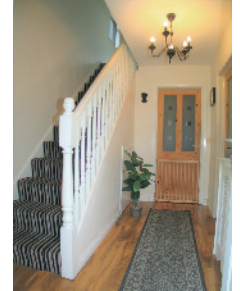
**PRICE: OFFERS IN THE REGION OF £144,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D64**

**REF: MK250620SR**

- Enclosed Rear Patio Garden / Garden To Front Laid In Lawn With Tarmac Driveway
- Gas Fired Central Heating System
- PVC Fascias And Soffits / Yale Alarm System
- PVC Double Glazed Windows And External Doors



## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC double glazed entrance door. Laminated timber floor. Storage under stairs.

### LOUNGE:

13' 8" x 13' 6" (4.16m x 4.12m)

Bow window. Multi-fuel burning stove on tiled hearth. Solid wood floor. Double doors through to Dining Room.



### DINING ROOM:

13' 4" x 10' 7" (4.06m x 3.23m)

Solid wood floor. Sliding double glazed patio door through to Conservatory.



### CONSERVATORY:

13' 9" x 11' 2" (4.19m x 3.40m)

Measurements taken to widest points. Solid wood floor. PVC double glazed double doors to Rear Patio Garden.

### KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

11' 1" x 10' 0" (3.39m x 3.05m)

Measurements taken to widest point. Range of high and low level units. Granite effect round edge work surfaces. Integrated gas hob. Integrated oven. Concealed extractor hood. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Integrated wine cooler. Dining bar. Part tiled walls. Tiled floor.



### UTILITY ROOM:

10' 6" x 4' 9" (3.19m x 1.45m)

Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Chrome finish heated towel rail. Tiled walls. Tiled floor. PVC double glazed door to Driveway.



## FIRST FLOOR

### BEDROOM (1):

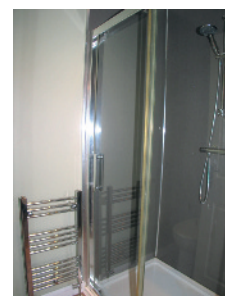
13' 11" x 8' 5" (4.24m x 2.57m)

Measurements taken to widest points. Oak effect laminated timber floor.



### LUXURY FITTED SHOWER ROOM EN SUITE:

Large shower cubicle with thermostatic shower and sliding door. Vanity unit with wash hand basin and mono style mixer tap and tiled splashback. Close couple low flush wc. Specialised rubber waterproof Oak effect laminated timber floor. Recessed spotlights.



### BEDROOM (2):

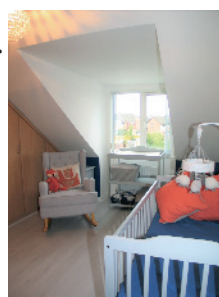
12' 4" x 10' 8" (3.77m x 3.26m)

Measurements taken into dormer window and to include built in robes with fitted interior. Laminated timber floor.

### BEDROOM (3):

12' 2" x 6' 6" (3.70m x 1.98m)

Measurements taken to widest points and into sloping roof. Laminated timber floor. Roof window.



### LUXURY FITTED TILED BATHROOM:

White suite. Tiled panelled jacuzzi bath with centre mount mixer tap. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled floor. Recessed spotlights. Chrome finish heated towel rail. Separate hotpress with Worcester gas fired boiler.

## OUTSIDE

Enclosed rear patio garden. Outside tap and light. Large garden shed. Garden to Front laid in lawn with tarmac driveway. Carport.

### TENURE:

We are advised by the vendor that the property is freehold, we would recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

Period April 2020 to March 2021 £811.02

### DIRECTIONS

From Glenavy Road turn into Killowen Grange. At the end of the road turn left then take the first left. Number 9 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.



## 9 Killowen Grange

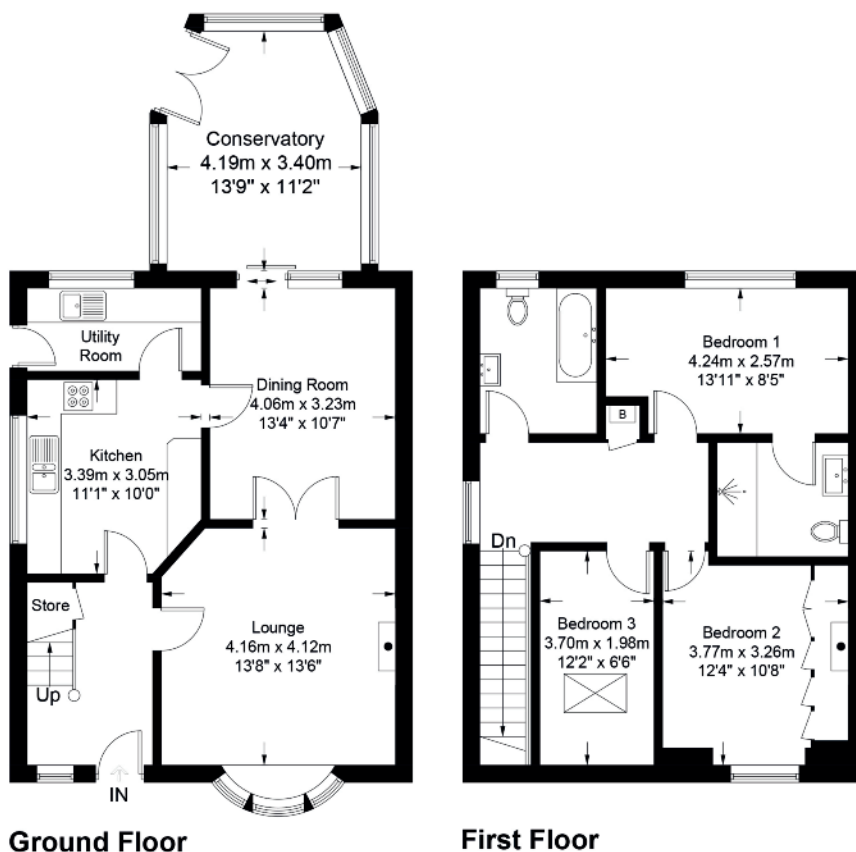
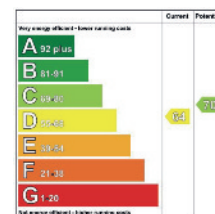


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID648869)



## VALUATION SERVICE

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

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