



167 WARREN GARDENS, LISBURN, BT28 1LJ

- A Well Presented Detached Bungalow Occupying A Spacious Setting Within This Popular And Convenient Residential Location
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door
- Spacious Lounge With Mahogany And Tiled Fireplace
- Kitchen/Dining Area With Integrated Oven And Hob
- Two Good Sized Bedrooms
- Shower Room
- Front Garden Laid In Lawn With Long Tarmac Driveway And Parking Area

PRICE: OFFERS IN THE REGION OF £144,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D56

REF: MK201020SR

- Rear Garden Laid In Lawn With Private Aspects And Patio Area
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows And External Doors



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with side panel.

LOUNGE:

14' 5" x 11' 1" (4.39m x 3.39m)

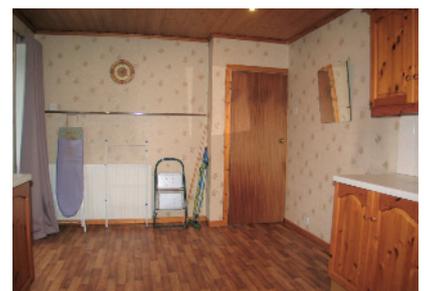
Mahogany and tiled fireplace.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

15' 3" x 10' 10" (4.66m x 3.31m)

Measurements taken to widest points. Range of high and low level units. Round edge work surfaces. Integrated oven and hob. Extractor unit. Single drainer bowl and a half sink unit with mixer tap. Part tiled walls. Recessed spotlights. Mahogany effect PVC double glazed door with side panel to rear patio area and garden. Hotpress and storage cupboard plumbed for washing machine.



BEDROOM (1):
14' 6" x 14' 5" (4.42m x 4.40m)



BEDROOM (2):
10' 11" x 10' 2" (3.33m x 3.09m)



SHOWER ROOM:

Shower cubicle. Pedestal wash hand basin. Low flush wc. Part tiled walls.



OUTSIDE

Front garden laid in lawn with mature trees and shrubbery. Long tarmac driveway with parking area and gated entrance. Rear garden laid in lawn with private aspects. Patio area. Oil fired boiler. PVC oil storage tank. Outside tap.

DETACHED GARAGE:
20' 3" x 11' 6" (6.18m x 3.50m)

Up and over door.

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 November 2019 to March 2021 £1,370.11

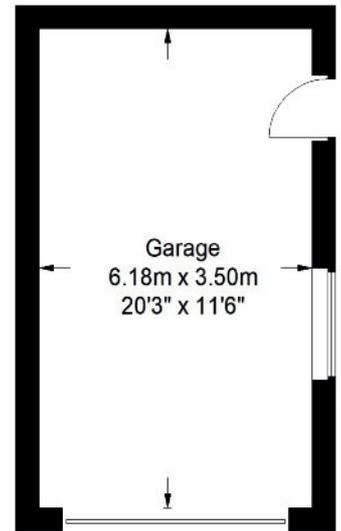
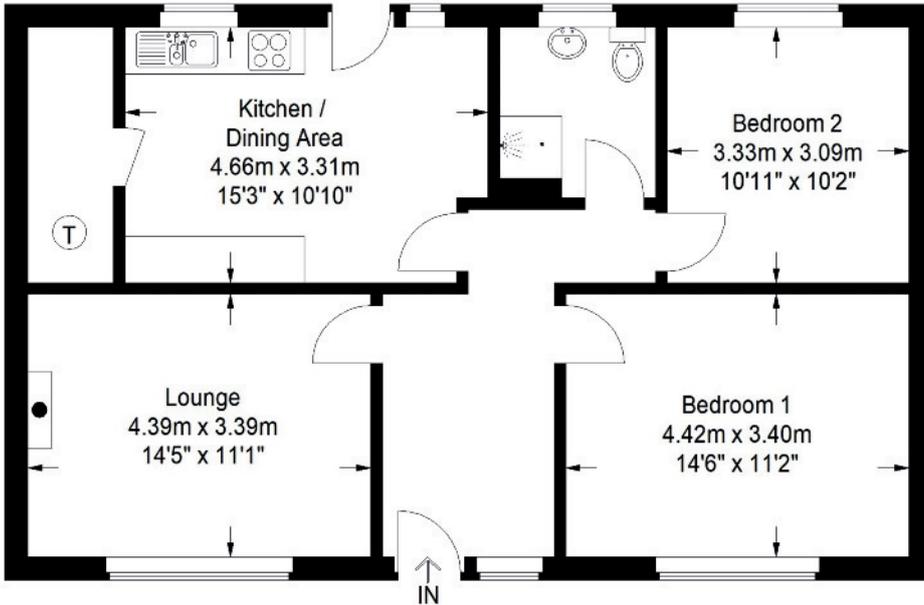
DIRECTIONS

From Longstone Street turn onto Warren Gardens. Number 167 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.

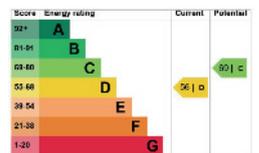


167 Warren Gardens



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.
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VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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