



20 MILLTOWN AVENUE, LISBURN, BT28 3TP

- A Well Presented Semi Detached Property Occupying A Spacious Setting Within This Popular And Convenient Residential Location
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Tiled Floor
- Spacious Lounge With Decorative Wooden And Tiled Fireplace And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances / Utility Store
- Conservatory With Mahogany Effect PVC Double Glazed Door To Rear Decking Area
- Three Good Sized Bedrooms (One With Built In Storage)
- Tiled Bathroom With White Suite Including Shower Cubicle With Mira Electric Shower

PRICE: OFFERS IN THE REGION OF £104,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E4I

REF: GN181120SR

- Front Garden Laid In Lawn With Asphalt Driveway With Gated Entrance
- Decking Area To Rear With Steps To Lower Garden Laid In Lawn
- Gas 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. Tiled floor. Storage under stairs.

LOUNGE:

13' 0" x 11' 6" (3.97m x 3.50m)

Measurements taken to widest points. Decorative wooden and tiled fireplace with open fire. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

19' 6" x 8' 8" (5.94m x 2.65m)

Range of high and low level units. Granite effect round edge work surfaces and breakfast bar. Integrated oven and hob. Extractor unit in stainless steel canopy. Integrated fridge freezer. Bowl and a half single drainer stainless steel sink unit with mixer tap. Part tiled walls. Tiled floor in kitchen area. Laminated timber floor in dining area. Recessed spotlights. Mahogany effect PVC double glazed double doors to conservatory.



UTILITY STORE:

Plumbed for washing machine. Light.

CONSERVATORY:

15' 1" x 10' 2" (4.59m x 3.09m)

Tiled floor. Mahogany effect PVC double glazed door to rear decking area.



FIRST FLOOR

BEDROOM (1):

11' 7" x 10' 0" (3.52m x 3.05m)

Measurements taken to widest points.



BEDROOM (2):

10' 10" x 8' 8" (3.29m x 2.65m)

BEDROOM (3):

9' 0" x 8' 4" (2.75m x 2.54m)

Measurements to include built in storage.



TILED BATHROOM:

White suite. Shower cubicle with Mira electric shower. Bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights. Chrome finish heated towel rail.



OUTSIDE

Front garden laid in lawn. Asphalt driveway with gated entrance. Decking area to rear with steps to lower garden laid in lawn. Gravel area to side. Outside tap and light. External power socket.

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 2020 to March 2021 £502.58

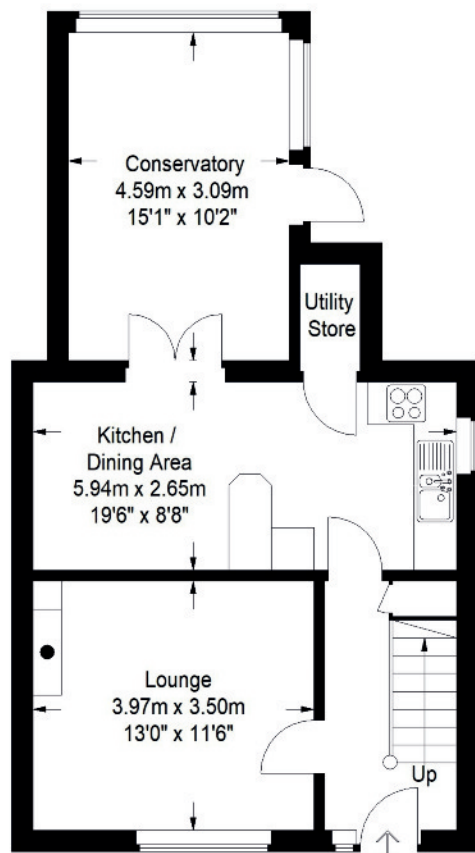
DIRECTIONS

From Belsize Road turn left onto Derriaghy Road. Take the first left into Milltown Avenue. Number 20 is on the left.

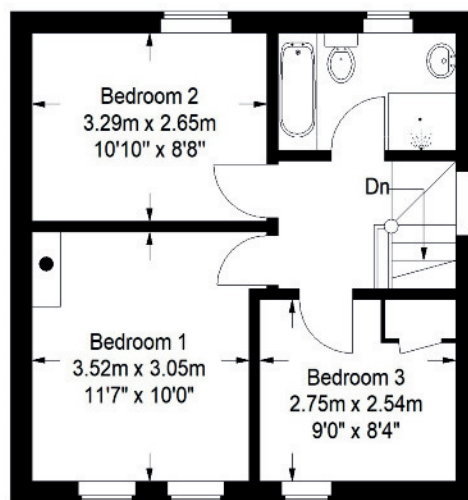
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



20 Milltown Avenue

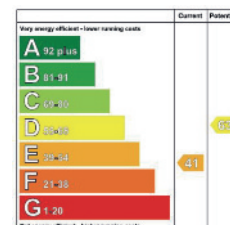


Ground Floor



First Floor

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.

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