



1C BALLYKNOCKEN AVENUE, LISBURN, BT28 1SG

- A Well Presented First Floor Two Bedroom Apartment Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Schools For All Ages
- Entrance Porch With Composite PVC Double Glazed Entrance Door And Laminated Timber Floor
- Entrance Hall With Laminated Timber Floor
- Lounge With Solid Wood Floor
- Kitchen
- Two Good Sized Bedrooms (One With Built In Storage)
- Bathroom

PRICE: OFFERS IN THE REGION OF £69,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D62

REF: MK290121SR

- Communal Area To Rear
- Store With Light And Power Plus External Store
- Economy 7 Heating System
- PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

Composite PVC double glazed entrance door. Laminated timber floor

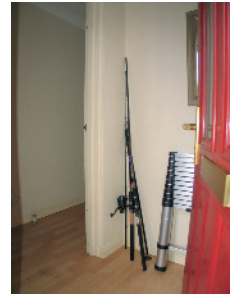
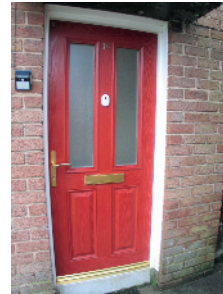
ENTRANCE HALL:

Laminated timber floor.

LOUNGE:

9' 1" x 14' 11" (4.54m x 2.77m)

Solid wood floor.



KITCHEN:

10' 10" x 7' 9" (3.30m x 2.36m)

Range of high and low level units. Wood strip effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls.



BEDROOM (1):

13' 5" x 9' 0" (4.09m x 2.75m)

Measurements taken to widest points. Built in storage. Hotpress.



BEDROOM (2):

10' 11" x 7' 9" (3.33m x 2.36m)

BATHROOM:

Wood panelled bath with Mira Jump electric shower. Pedestal wash hand basin. Low flush wc. Part tiled walls. Tiled floor.



OUTSIDE

Store with light and power. Communal area to rear. External store.

TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2018 to March 2019 £440.04

SERVICE CHARGE:

A service charge of £148.78 per year (2016-2017) is payable to cover maintenance to communal areas and insurance, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS

From Moira Road turn into Drumlough Gardens. Continue to the end of the road and turn right onto Tirowen Drive. Turn right into Ballyknocken Avenue. Number 1c is on the immediate left.

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



1C Ballyknocken Avenue

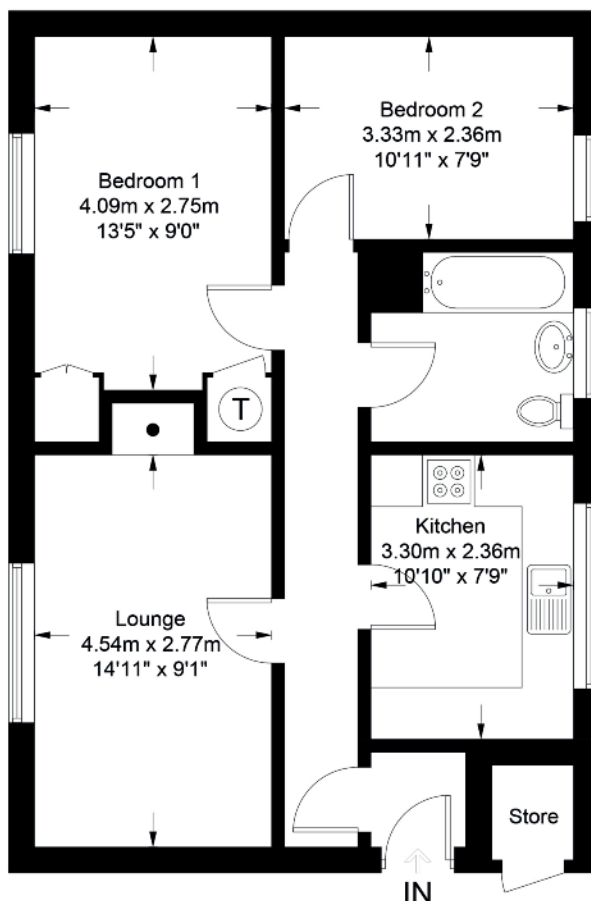


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID726196)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75 C
39-54	E		
21-38	F		
1-20	G		

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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