



76 KNIGHTSBRIDGE, LISBURN, BT28 3DG

- A Most Outstanding And Exceptionally Well Presented Detached Property Occupying A Pleasant End Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge With Mahogany And Tiled Fireplace And Bay Window
- Spacious Luxury Kitchen/Dining/Living Area With Integrated Oven And Hob
- Four Bedrooms
- Bathroom With White Suite Including Quadrant Shower Cubicle

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D66

REF: MK310321SR

- Front Garden Laid In Lawn
- Enclosed Rear And Side Garden Laid In Lawn With Paved Patio Area Plus Raised Decking Area
- Gas Fired Central Heating
- PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

OPEN PORCH AREA

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with side panels. Tiled floor.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with tiled splashback. Close couple low flush wc. Tiled floor.

LOUNGE:

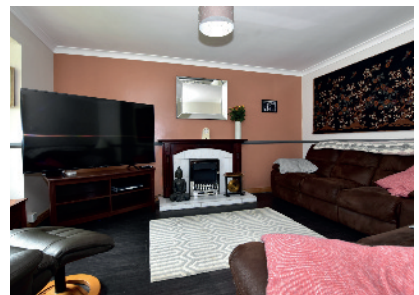
16' 5" x 11' 10" (5.00m x 3.61m)

Measurements taken to widest points and into bay window. Mahogany and tiled fireplace with coal effect electric fire. Laminated timber floor.

LUXURY KITCHEN/ DINING/LIVING AREA:

33' 8" x 20' 8" (10.26m x 6.30m)

Measurements taken to widest points. Excellent range of high and low level units. Granite effect round edge work surfaces. Integrated double Hotpoint oven. Integrated Hotpoint hob. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled floor. Recessed spotlights in kitchen area. Mahogany effect PVC double glazed door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

12' 5" x 11' 5" (3.78m x 3.47m)

Measurements to include built in robes.



BEDROOM (2):

12' 3" x 8' 11" (3.74m x 2.73m)

Measurements taken to widest points and to include built in storage with gas fired boiler. Laminated timber floor.



BEDROOM (3):

9' 9" x 7' 6" (2.98m x 2.28m)

Laminated timber floor.



BEDROOM (4):

6' 6" x 6' 0" (1.97m x 1.83m)



BATHROOM:

White suite. Quadrant shower cubicle with thermostatic shower and PVC panelled walls. Panelled bath with centre mount mixer tap and shower attachment. Vanity unit with large wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights.



OUTSIDE

Front garden laid in lawn. Flowerbeds with shrubbery. Enclosed rear and side garden laid in lawn with paved patio area. Gravelset area. Raised decking area with light. Large garden shed with light and power. External power sockets. Outside tap and light.

DIRECTIONS

From Glenavy Road turn into Killowen Grange. At the end of the road turn right. At the end of the road turn left. Take the third right then the second left into Knightsbridge. Number 76 is at the end 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.

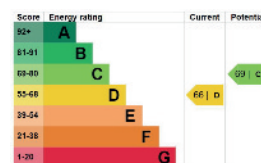


TENURE:

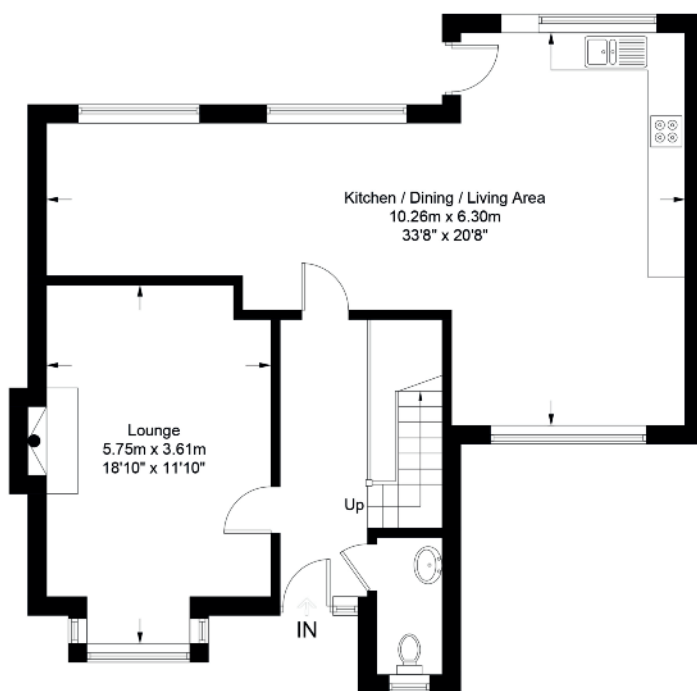
We have been advised the tenure for this property is leasehold, the lease is 10,000 years from 1993 and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

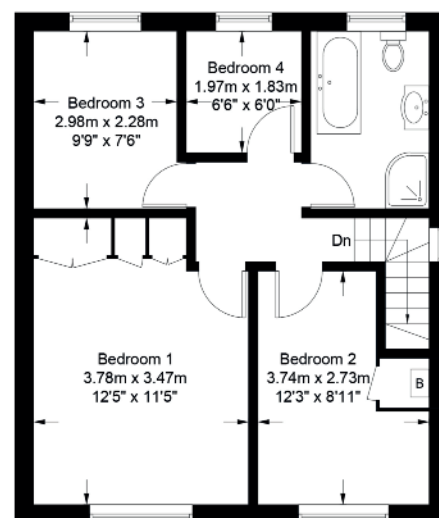
For period April 2020 to March 2021 £1,082.48



76 Knightsbridge



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. FloorplansUsketch.com © 2021 (ID745715)

VALUATION SERVICE

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

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