



173 MILLTOWN AVENUE, DERRIAGHY, LISBURN, BT28 3TT

- A Mid Terrace Property Situated Within A Popular Location Convenient To Lisburn And Belfast
- Entrance Hall With PVC Double Glazed Entrance Door
- Lounge With Painted Fire Surround And Cast Iron Inset
- Spacious Kitchen And Dining Area / Rear Porch With PVC Double Glazed Back Door
- Three Bedrooms
- Luxury Tiled Shower Room With Quadrant Shower Cubicle And Chrome Finish Heated Towel Rail
- Tarmac Parking Area To Front With Space For Two Cars
- Enclosed Rear Patio Garden

PRICE: OFFERS IN THE REGION OF £79,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E54

REF:GNI70621HG

- PVC Double Glazed Windows And External Doors
- Oil Fired Central Heating System

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door and side panel. Limed oak effect vinyl floor.



LOUNGE:

4.23m (13'11") x 3.43m (11'3")

Cast iron fireplace and tiled hearth with painted wooden fire surround. Limed oak effect Vinyl floor.



SPACIOUS KITCHEN AND DINING AREA:

5.23m (17'2") x 2.61m (8'7")

Built in units. Single drainer stainless steel sink unit. Part tiled walls. Ceramic tiled floor. Access to storage under stairs.



REAR PORCH:

PVC double glazed back door.



FIRST FLOOR

BEDROOM (1):

3.44m (11'3") x 2.97m (9'9")

Laminated timber floor.



BEDROOM (2):

3.20m (10'6") x 2.62m (8'7")

Built in robe.



BEDROOM (3):

2.72m (8'11") x 2.52m (8'3")

Measurement to include staircasing. Oak effect laminated timber floor. Access hatch to roofspace with aluminium extending ladder.



LUXURY TILED SHOWER ROOM:

Quadrant shower cubicle. Electric shower. Pedestal wash hand basin. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Ceramic tiled floor. Hotpress.



OUTSIDE

Tarmac parking area to front with space for two cars. Enclosed rear patio garden. Paved patio area. Mature shrubs. Boiler house with oil fired boiler. Outside store. PVC oil storage tank.

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 2021 to March 2022 £456.19

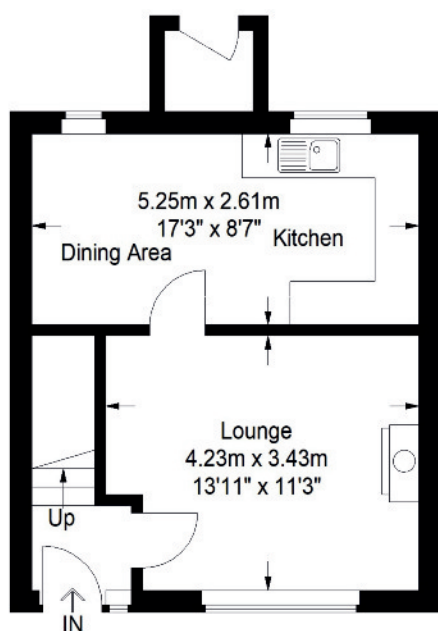
DIRECTIONS:

From Derriaghy Road turn into Milltown Avenue, number 173 is on the left.

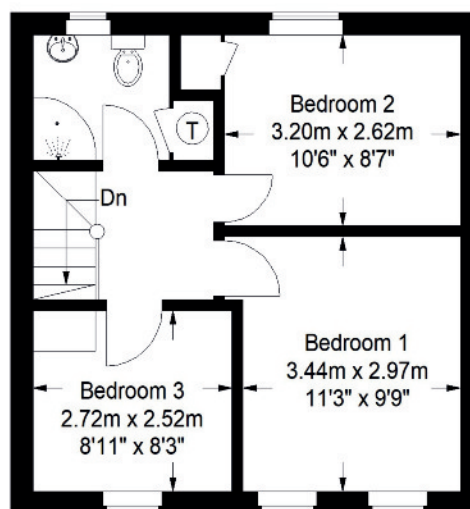
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



173 Milltown Avenue

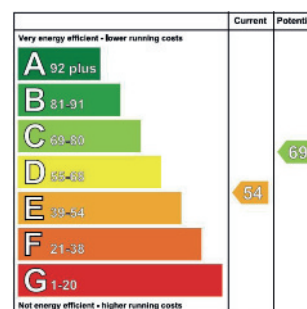


Ground Floor



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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