



17 WHITETHORN LANE, KINALLEN, DROMORE, BT25 2DL

- An Exceptionally Well Presented Semi Detached Property Occupying A Pleasant Setting Within This Popular Residential Location
- Entrance Hall With Panelled Entrance Door And Wood Effect Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Lounge With Decorative Wooden And Tiled Fireplace And Wood Effect Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Three Good Sized Bedrooms
- Bathroom With White Suite Including Quadrant Shower Cubicle

PRICE: OFFERS IN THE REGION OF £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D67

REF: GNI9052ISR

- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area Plus Raised Decking Area
- Oil Fired Central Heating System
- PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Panelled entrance door with fanlight window. Wood effect laminated timber floor.

CLOAKROOM:

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

LOUNGE:

15' 1" x 11' 2" (4.59m x 3.40m)

Decorative wooden and tiled fireplace with open fire. Wood effect laminated timber floor.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

18' 2" x 9' 9" (5.54m x 2.97m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Integrated dishwasher. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. PVC double glazed French Doors to rear.



FIRST FLOOR

BEDROOM (1):

13' 8" x 11' 5" (4.16m x 3.49m)

Measurements taken to widest points.



BEDROOM (2):

11' 4" x 9' 11" (3.45m x 3.03m)

Measurements taken to widest points.



BEDROOM (3):

7' 11" x 7' 7" (2.42m x 2.32m)

Measurements to include stair box.



BATHROOM:

White suite. Quadrant shower cubicle with Mira Event electric shower. Wood panelled bath. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor. Separate hotpress.



OUTSIDE

Front garden laid in lawn with tarmac driveway. Enclosed rear garden laid in lawn with paved patio area. Tarmac area with double gates. Raised decking area with storage beneath. PVC oil storage tank. Brickset boiler house with oil fired boiler. Outside tap and light.



DIRECTIONS

From Kinallen Road turn into Whitethorn Brae. Follow the road into Whitethorn Lane. Number 17 is on the right.

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 freehold, we recommend the purchaser and their solicitor verify the details.

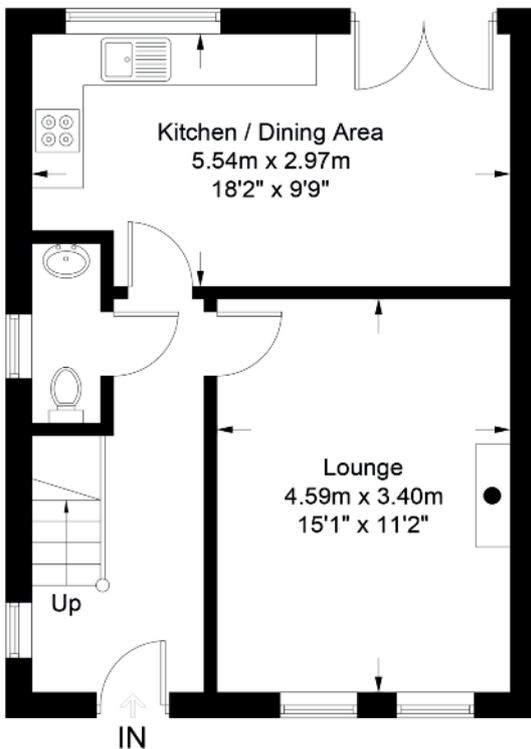
RATES PAYABLE:

For period April 2020 to March 2021 £854.30

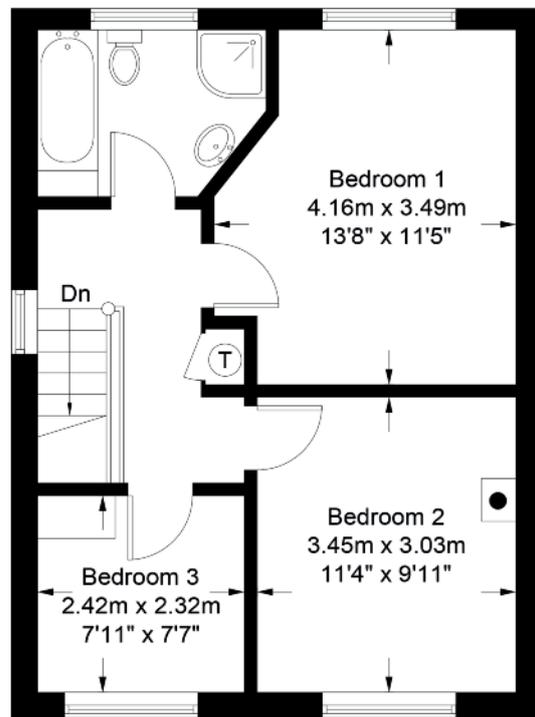
SERVICE CHARGE:

A service charge of approximately £90 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

17 Whitethorn Lane

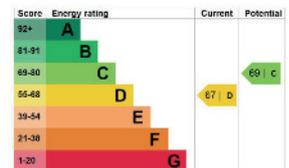


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID761702)



VALUATION SERVICE

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

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