



## 66 MORNINGTON AVENUE, LISBURN, BT28 2WQ

- An Exceptionally Well Presented Mid Terrace Property Occupying A Prime End Cul De Sac Setting Within This Highly Desirable Residential Location
- Entrance Hall With Hardwood Double Glazed Entrance Door And Tiled Floor
- Spacious Lounge With Wood Effect Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Gas Hob
- Cloakroom With Low Flush Suite
- Two Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite

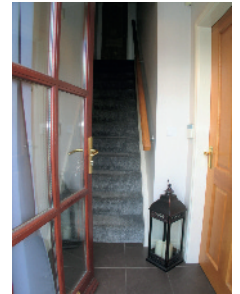
**PRICE: OFFERS IN THE REGION OF £129,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C73**

**REF: GN260521SR**

- Two Carparking Spaces To The Front
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area Plus Decking Area
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows



## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Hardwood double glazed entrance door. Tiled floor.

### LOUNGE:

15' 0" x 10' 10" (4.57m x 3.29m)

Measurements taken to widest points. Wood effect laminated timber floor.



## KITCHEN/DINING AREA WITH INTEGRATED OVEN AND GAS HOB:

14' 5" x 11' 3" (4.39m x 3.43m)

Measurements taken to widest points. Range of high and low level units. Round edge work surfaces. Integrated oven. Integrated five ring gas hob. Extractor unit in stainless steel canopy. Double drainer bowl and a half stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Storage cupboard with gas fired boiler. Part tiled walls. Tiled floor. Recessed spotlights. Double glazed sliding patio door to rear patio area and garden.



### CLOAKROOM:

Low flush suite. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



## FIRST FLOOR

### BEDROOM (1):

14' 5" x 13' 6" (4.39m x 4.12m)

Measurements taken to widest points.

### SHOWER ROOM EN SUITE:

Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights.



### BEDROOM (2):

10' 2" x 7' 7" (3.09m x 2.31m)



### BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights.

Separate storage cupboard on landing.



## OUTSIDE

Two carparking spaces to the front. Enclosed rear garden laid in lawn with paved patio area. Decking area. Outside tap and light.

### 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 £626.29

### SERVICE CHARGE:

A service charge of approximately £105 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



## DIRECTIONS

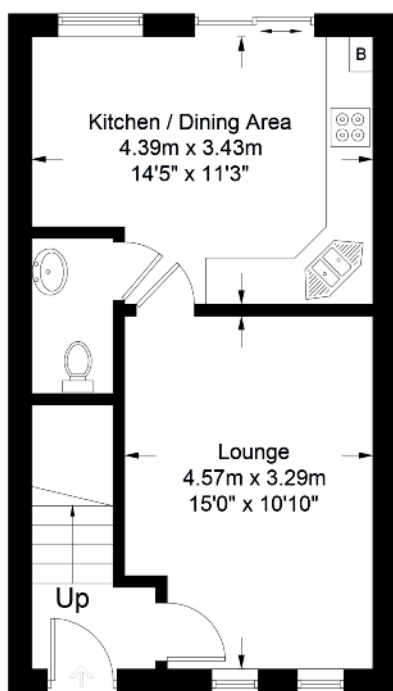
From Ballinderry Road turn into Mornington Avenue. Take the first right then first right again. Number 66 is at the end of the cul de sac.

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

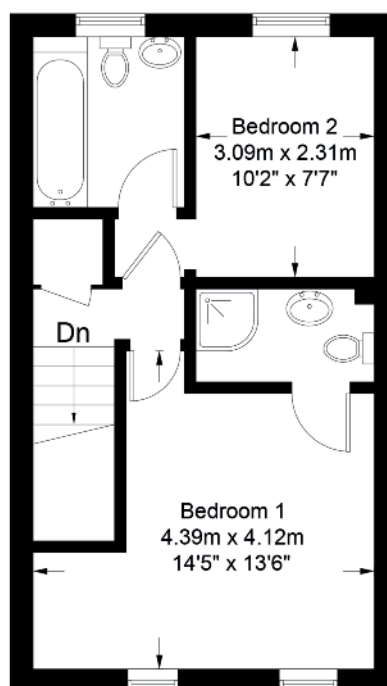


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 66 Mornington Avenue



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID762246)

## 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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