



## 4 KNOCKBURN AVENUE, LISBURN, BT28 2QF

- A Most Outstanding And Well Presented Mid Terrace Property Occupying A Pleasant Setting Within This Popular And Convenient Residential Area
- Entrance Hall With Hardwood Entrance Door And Marble Effect Laminated Timber Floor
- Lounge With Feature Fireplace With Cast Iron Inset And Slate Hearth Plus Marble Effect Laminated Timber Floor
- Luxury Fitted Kitchen And Dining Area With Baumatic Range Style Cooker
- Three Good Sized Bedrooms With Laminated Timber Floors
- One Bedroom With Shower Room En Suite With Aqualisa Shower In Quadrant Shower Cubicle
- Bathroom With White Suite And Chrome Finish Heated Towel Rail

**PRICE: OFFERS IN THE REGION OF £110,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E54**

**REF:MK270521HG**

- Front Garden And Parking Space
- South Facing And Private Rear Garden Laid In Lawn And Paved Patio Area
- Oil Fired Central Heating System And Double Glazing
- An Excellent Starter Home In A Much Sought After Location, Early Viewing Is Highly Recommended

## ACCOMMODATION

Measurements are approximate

## ENTRANCE PORCH

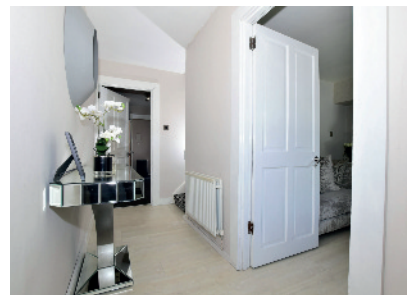
### ENTRANCE HALL:

Hardwood entrance door. Marble effect laminated timber floor.

### LOUNGE:

**3.84m (12'7") x 3.51m (11'6")**

Feature fire surround with cast iron inset and slate hearth. Please note, gas fire is not working and should be removed. Marble effect laminated timber floor.



### LUXURY FITTED KITCHEN/DINING AREA:

**4.70m (15'5") x 3.20m (10'6")**

Range of high and low level units. Granite effect work surfaces. Bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Baumatic range style cooker with five ring gas hob. Stainless steel splash back and extractor hood in stainless steel canopy. Part tiled walls. Slate effect tiled floor. Plumbed for dishwasher. Storage under stairs with light.



### REAR PORCH:

Plumbed for washing machine. Tiled floor.





## FIRST FLOOR

### BEDROOM (1):

3.85m (12'8") x 2.67m (8'9")

Walnut effect laminated timber floor.



### SHOWER ROOM EN SUITE:

Quadrant shower cubicle. Aqualisa thermostatic shower. Wash hand basin with mixer tap and tiled walls.

### BEDROOM (2):

3.24m (10'8") x 2.55m (8'4")

Limed oak effect laminated timber floor. Recessed spotlights.



### BEDROOM (3):

2.93m (9'7") x 2.12m (6'11")

Oak laminated timber floor.

### BATHROOM:

White suite comprising panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with waterfall mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Chrome finish heated towel rail. Recessed spotlights. Separate hotpress.



### OUTSIDE:

Front garden laid in lawn. Concrete driveway/parking space. South facing and private rear garden laid in lawn. Paved patio area. Oil fired boiler. PVC oil storage tank. Outside water tap.

### TENURE:

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

**RATES PAYABLE:** For period April 2020 to March 2021 £560.57

### DIRECTIONS:

From Knockmore Road turn into Knockburn Drive, take second left into Knockburn Avenue, number 4 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.



## 4 Knockburn Avenue

Approximate Gross Internal Area  
Ground Floor = 40.6 sq m / 437 sq ft  
First Floor = 39.4 sq m / 424 sq ft  
Total = 80 sq m / 861 sq ft

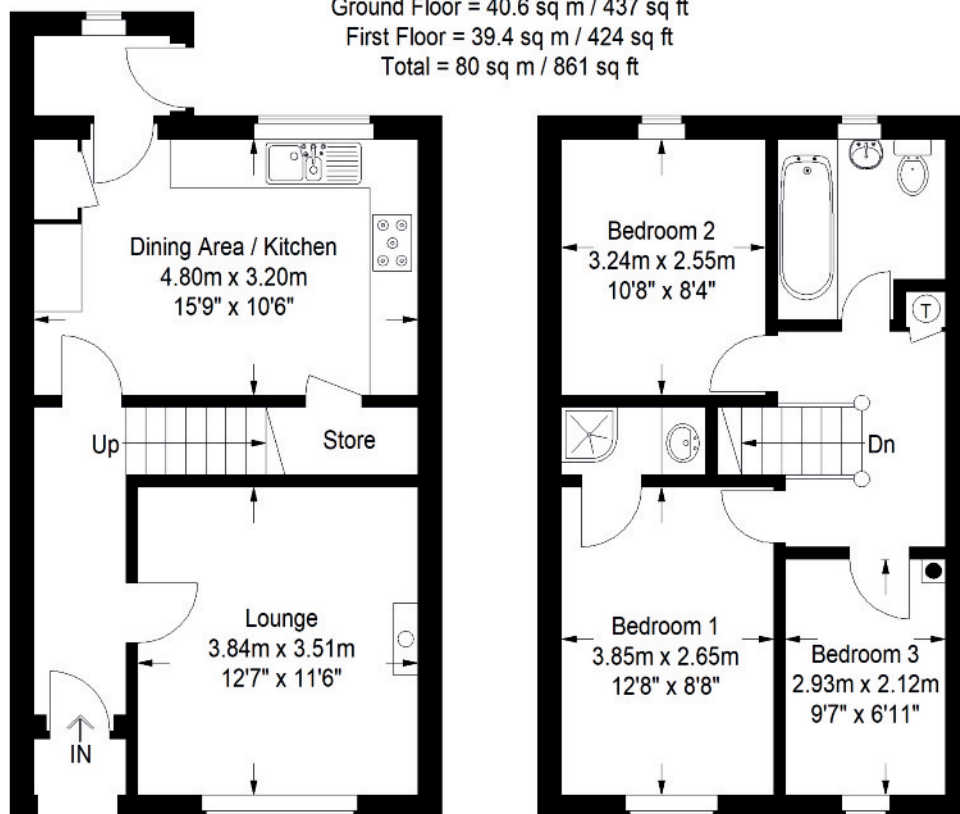


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID764419)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	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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