



7 PALMER AVENUE, LISBURN, BT28 3QB

- A Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Open Porch Area / Entrance Hall With Glazed And Panelled Entrance Door And Laminated Timber Floor
- Lounge With Tiled Fire Surround With Hearth And Laminated Timber Floor
- Separate Dining Room
- Kitchen
- Three Bedrooms
- Shower Room And Separate WC

PRICE: OFFERS IN THE REGION OF £139,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E46

REF: MK14092ISR

- Front Garden Laid In Lawn Plus Driveway With Gated Entrance
- Enclosed Rear Patio Area And Enclosed Garden
- Garage With Up And Over Door / External Store
- Oil Fired Central Heating System
- PVC Double Glazed Windows
- This Would Be An Ideal Investment Opportunity As The Property Is In Need Of Refurbishment



ACCOMMODATION

Measurements are approximate

OPEN PORCH AREA

ENTRANCE HALL:

Glazed and panelled entrance door with side panels. Laminated timber floor. Storage under stairs.



LOUNGE:

12' 11" x 7' 4" (3.94m x 2.24m)

Tiled fire surround with hearth. Laminated timber floor.



DINING ROOM:

10' 10" x 10' 2" (3.31m x 3.11m)

Part laminated timber floor.



KITCHEN:

12' 5" x 7' 4" (3.78m x 2.24m)

Measurements taken to widest points. High and low level units. Double drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Part laminated timber floor. Door to rear.



FIRST FLOOR

BEDROOM (1):

12' 10" x 10' 4" (3.91m x 3.14m)

Laminated timber floor.



BEDROOM (2):

10' 10" x 10' 2" (3.31m x 3.10m)

BEDROOM (3):

9' 9" x 7' 4" (2.96m x 2.23m)

Measurements to include fixed staircase to floored roofspace. Part laminated timber floor.



SHOWER ROOM:

Quadrant shower cubicle with thermostatic shower. Pedestal wash hand basin. Part tiled walls. Laminated timber floor. Hotpress.



SEPARATE WC:

Close couple low flush wc. Laminated timber floor.

OUTSIDE

Front garden laid in lawn. Driveway with gated entrance. Car port with double gates. Enclosed rear patio area. Enclosed rear garden. PVC oil storage tank. Boiler house with oil fired boiler.

GARAGE:

23' 3" x 11' 3" (7.08m x 3.44m)

Up and over door.



EXTERNAL STORE

7' 2" x 5' 10" (2.18m x 1.79m)

DIRECTIONS

From Belsize Road turn into Jersey Avenue. At the end of the road turn right into Lester Avenue then left into Palmer Avenue. Number 7 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 leasehold and the annual ground rent is £21, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2021 to March 2022 TBC

7 Palmer Avenue

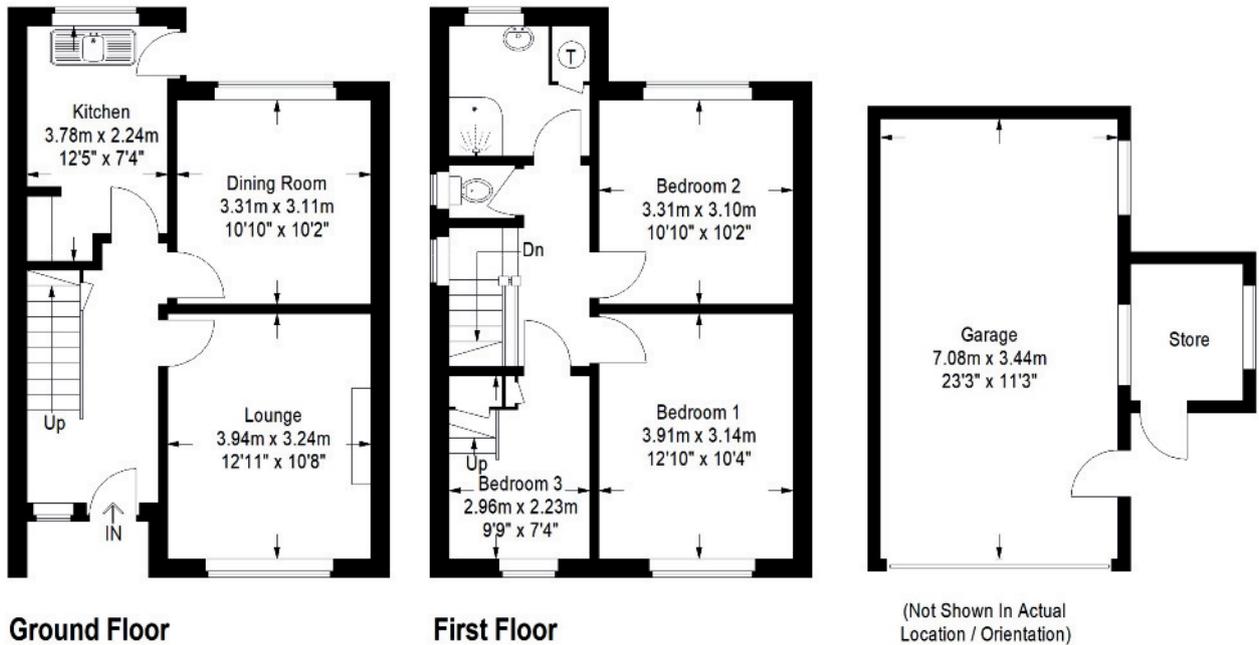
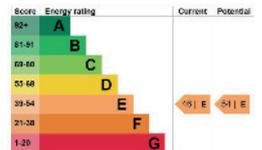


Illustration for identification purposes only, measurements are approximate, not to scale.
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