



## **7 WHITETHORN LANE, KINALLEN, DROMORE, B25 2DL**

- A Well Presented End Terrace Property Occupying A Pleasant Setting Within This Popular Residential Location
- Entrance Hall With Panelled Entrance Door And Solid Wood Floor
- Spacious Lounge With Decorative Wooden And Granite Fireplace And Solid Wood Floor
- Kitchen/Dining Area
- Two Well Proportioned Bedrooms
- Bathroom With White Suite
- Gravel Set Driveway To Front

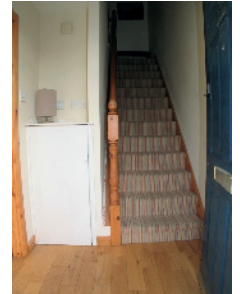
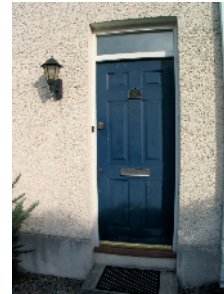
**PRICE: OFFERS IN THE REGION OF £89,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C7I**

**REF: GNI4I02ISR**

- Enclosed Rear With Decking Area And Paved Patio Area
- Oil Fired Central Heating System
- PVC Double Glazed Windows
- Excellent C71 Energy Rating For Low Running Costs



## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Panelled entrance door with double glazed window above. Solid wood floor.

### LOUNGE:

13' 1" x 13' 0" (3.99m x 3.97m)

Measurements taken to widest points. Decorative wooden and granite fireplace with open fire. Solid wood floor. Storage under stairs.



### KITCHEN/DINING AREA:

16' 8" x 10' 5" (5.08m x 3.18m)

Range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Recessed spotlights. Double glazed door to rear.





## FIRST FLOOR

### BEDROOM (1):

16' 8" x 9' 11" (5.07m x 3.03m)

Measurements taken to widest points.  
Recessed spotlights.



### BEDROOM (2):

13' 8" x 9' 11" (4.16m x 3.02m)

Measurements taken to widest points.  
Recessed spotlights.



### BATHROOM:

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

Separate hotpress on landing.



## OUTSIDE

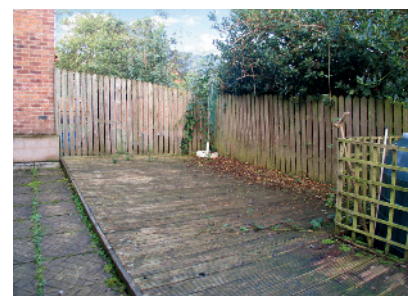
Gravel set driveway to front. Enclosed rear with decking area and paved patio area. Boiler house with oil fired boiler. PVC oil storage tank. Outside tap and light.



## DIRECTIONS

From Kinallen Road turn into Whitethorn Brae. Follow the road into Whitethorn Lane. 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 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 TBC

## SERVICE CHARGE:

A service charge of £96.76 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

## 7 Whitethorn Lane

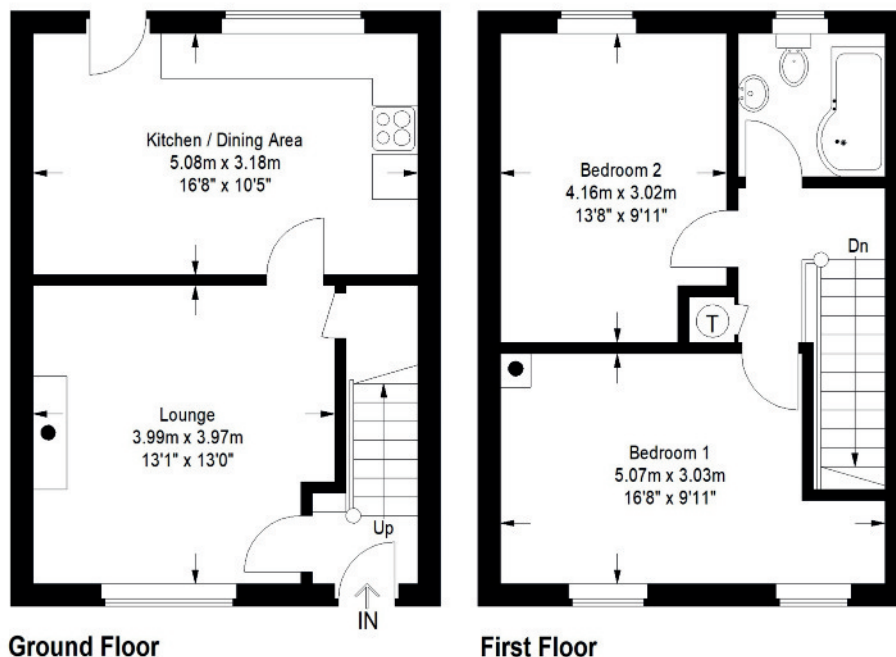


Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID803063)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	74   C
55-68	D		
39-54	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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