



50 IVAN STREET, LISBURN, BT28 1YN

- A Well Presented And Extended Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Lisburn City Centre
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Tiled Floor
- Lounge With Solid Wood Floor
- Extended Dining/Living Room With PVC Double Glazed Double Doors To Rear
- Kitchen
- Shower Room With Thermostatic Shower
- Three Bedrooms With Laminated Timber Floor (Two With Built In Storage)

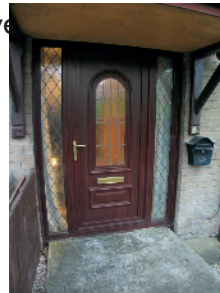
PRICE: OFFERS IN THE REGION OF £114,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C72

REF: GN251121SR

- Shower Room With Shower Cubicle With Redring Electric Shower
- Roofspace With Access Via Aluminium Sliding Ladder
- Enclosed Paved Area To Front With Path To Entrance Door
- Enclosed Rear Paved Patio Area And Covered Patio Area
- Gas Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows
- Excellent C72 Energy Rating For Lower Running Costs



ACCOMMODATION Measurements are approximate

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with side panels. Tiled floor. Storage under stairs.



LOUNGE:

13' 3" x 8' 9" (4.03m x 2.67m)

Solid wood floor. Recessed spotlights. Access to shower room.



DINING/LIVING ROOM:

12' 10" x 10' 8" (3.91m x 3.25m)

Tiled floor. PVC double glazed double doors to rear.

KITCHEN:

8' 6" x 7' 7" (2.58m x 2.32m)

Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit. Extractor unit. Plumbed for washing machine. Plumbed for dishwasher. Tiled walls. Recessed spotlights. Mahogany effect PVC double glazed door to rear.



SHOWER ROOM:

Shower area with thermostatic shower and tiled walls. Pedestal wash hand basin with tiled splash back. Close couple low flush wc.



FIRST FLOOR

BEDROOM (1):

11' 3" x 9' 11" (3.43m x 3.01m)

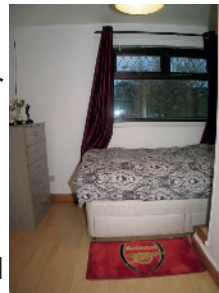
Laminated timber floor. Built in storage.



BEDROOM (2):

13' 2" x 9' 6" (4.02m x 2.89m)

Measurements taken to widest points. Laminated timber floor.



BEDROOM (3):

9' 7" x 8' 4" (2.92m x 2.54m)

Measurements to include built in storage. Laminated timber floor. Built in storage.



SHOWER ROOM:

Shower cubicle with Redring electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Laminated tiled floor. Recessed spotlights.



ROOFSPACE:

Aluminium sliding ladder. Light. Gas fired boiler.

OUTSIDE

Enclosed paved area to front with path to entrance door. Enclosed rear paved patio area. Enclosed and covered paved patio area. External store. Outside tap and light. Built in shed storage.

TENURE:

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

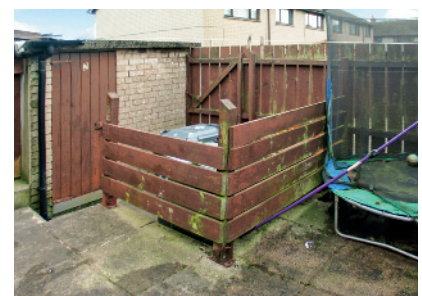
RATES PAYABLE:

For period April 2021 to March 2022 TBC

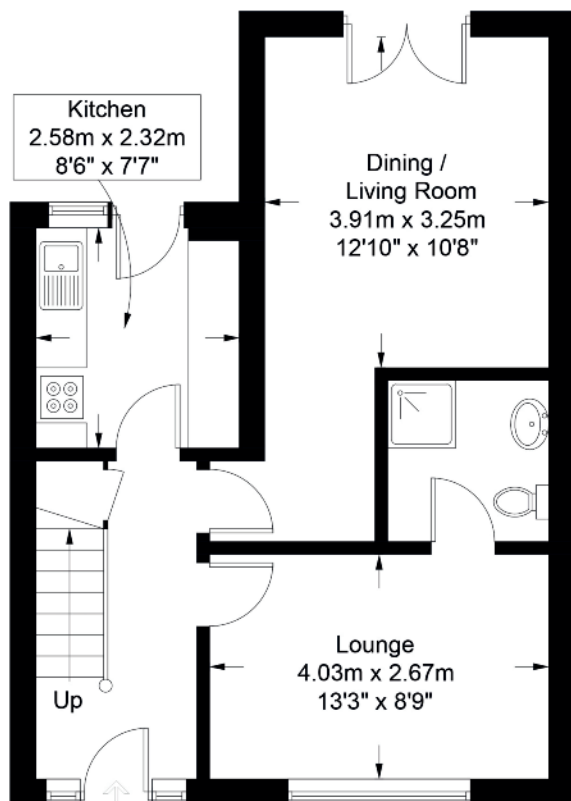
DIRECTIONS:

From Laganbank Road turn onto Hill Street. Take the first right onto Ivan Street. Number 50 is on the right.

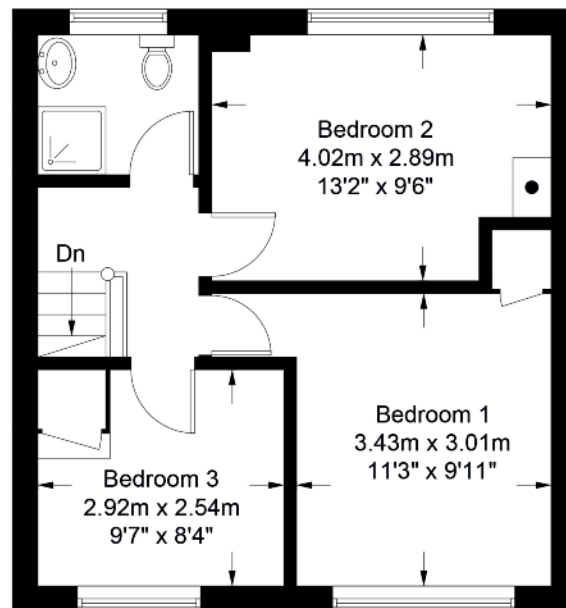
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



50 Ivan Street



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID815603)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

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