



14 HIGHGROVE, RAVERNET, LISBURN, BT27 5AX

- A Semi Detached Property Occupying A Prime End Cul De Sac Setting Within This Popular Residential Location Convenient To Both Sprucefield And Royal Hillsborough
- Entrance Hall With Golden Oak Effect PVC Double Glazed Entrance Door And Tiled Floor
- Lounge/Dining Area With Brick Built And Tiled Fireplace And Laminated Timber Floor
- Kitchen With Integrated Appliances
- Three Bedrooms (Two With Laminated Timber Floor)
- Tiled Bathroom With White Suite
- Front Garden Laid In Gravel With Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E5 I

REF: DL031123SR

- Enclosed Rear Patio Garden Laid In Paving
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- Golden Oak Effect PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

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



LOUNGE/DINING AREA:

23' 4" x 11' 11" (7.11m x 3.64m)

Measurements taken to widest points. Brick built and tiled fireplace with open fire. Laminated timber floor. Bow window.



KITCHEN WITH INTEGRATED APPLIANCES:

10' 7" x 9' 6" (3.23m x 2.90m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge freezer. Integrated dishwasher. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Dining bar. Part tiled walls. Tiled floor. Golden Oak effect PVC double glazed door to rear patio garden.



FIRST FLOOR

BEDROOM (1):

12' 4" x 9' 8" (3.75m x 2.95m)

Laminated timber floor.



BEDROOM (2):

10' 8" x 9' 2" (3.25m x 2.80m)

Built in storage. Laminated timber floor.



BEDROOM (3):

8' 10" x 8' 6" (2.69m x 2.59m)

Measurements to include built in robes with sliding mirror doors and to include stair box.



TILED BATHROOM:

White suite. Panelled shower bath with mixer tap and shower attachment. Triton electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Hotpress.



OUTSIDE

Front garden laid in gravel with tarmac driveway. Enclosed rear patio garden laid in paving. Outside tap and light. PVC oil storage tank.

DETACHED GARAGE:

19' 3" x 9' 4" (5.86m x 2.84m)

Up and over door. Light and power. Oil fired boiler. Plumbed for washing machine.



DIRECTIONS:

From Ravernet Road turn onto Carnbane Road. Turn left into Highgrove. Take the second left into the cul de sac. Number 14 is at the end on the left.

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



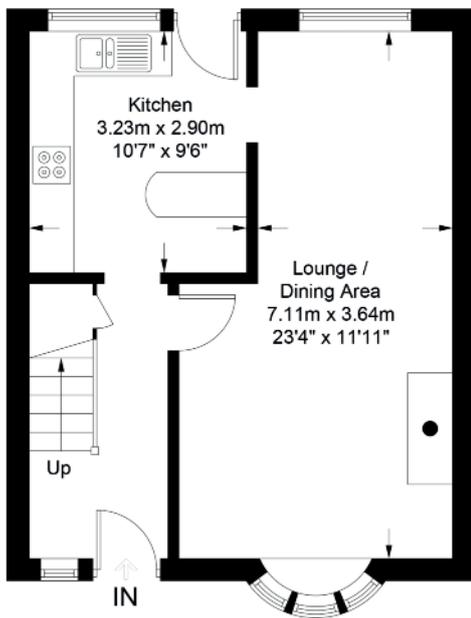
TENURE:

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

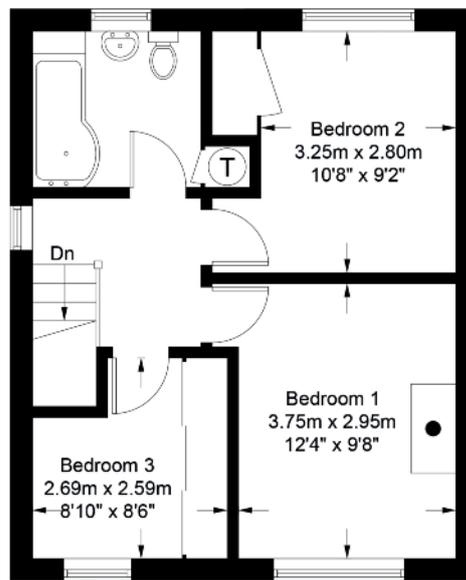
RATES PAYABLE:

For period April 2023 to March 2024 £836.60

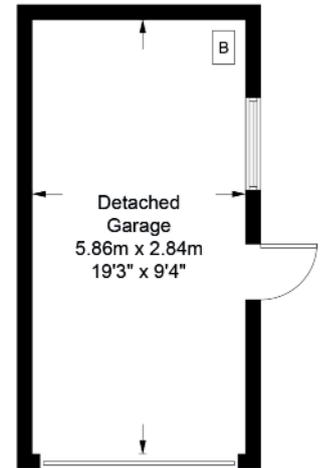
14 Highgrove



Ground Floor

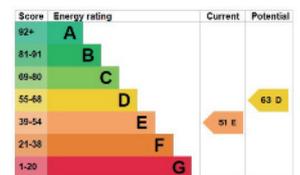


First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID1029690)



VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

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