



48 GLEBE WALK, LISBURN, BT28 1QA

- An Excellent Mid Terrace Property Occupying A Convenient Location Just Off The Moira Road
- Lounge With Oak Effect Laminated Timber Floor And Wall Mounted Electric Fire
- Luxury Fitted Kitchen/Dining Area With Integrated Appliances
- Ground Floor Shower Room With Chrome Finish Heated Towel Rail
- Three Bedrooms All With Range Of Built In Robes And Oak Effect Laminated timber Floors
- Luxury Tiled Bathroom With Spa Bath And Chrome Finish Heated Towel Rail
- Car Parking Area To Front And Enclosed Patio Area To Rear / Timber Storage Shed
- Gas Fired Central Heating System And PVC Double Glazed Windows And External Doors

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D68

REF:DL110124HG

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Polished porcelain tiled floor. Recessed spotlight.



LOUNGE:

4.18m (13'9") x 4.01m (13'2")

Measurements taken to widest points. Oak effect laminated timber floor. Wall mounted electric fire. Recessed spotlights.



LUXURY FITTED KITCHEN/DINING AREA:

4.18m (13'9") x 3.39m (11'1")

Range of high and low level units with white high gloss doors and laminated worktops. Bowl and a half inset single drainer stainless steel sink unit with mono style mixer tap. Integrated double oven and touch control hob with glass splashback and extractor hood in stainless steel canopy. Recessed spotlights. Integrated dishwasher. Gas fired combi boiler. Access to storage under stairs.



REAR HALL:

PVC double glazed back door.

SHOWER ROOM:

Tiled shower cubicle with thermostatic shower. Wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor. Tiled walls. Recessed spotlights.



FIRST FLOOR

BEDROOM (1):

3.20m (10'6") x 3.20m (10'6")

Measurements to include range of built in robes with sliding mirror doors.
Oak effect laminated timber floor.



BEDROOM (2):

5.20m (17'1") x 2.17m (7'1")

Measurements to include range of built in robes with sliding mirror doors.
Oak effect laminated timber floor.



BEDROOM (3):

2.93m (9'7") x 2.10m (6'11")

Measurements to include range of built in robes with sliding mirror doors.
Oak effect laminated timber floor.



LUXURY TILED BATHROOM:

White suite. Spa bath with swan neck mixer tap. Pedestal wash hand basin with swan neck mixer tap. Close couple low flush wc. Recessed spotlights. Tiled walls. Tiled floor. Chrome finish heated towel rail.



OUTSIDE

Car parking area to front with gates and railing. Enclosed patio area to rear. Timber storage shed. Outside tap and light.

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 £543.79

DIRECTIONS:

From Moira Road turn into Dundrod Drive then turn left into Killaney Avenue, Glebe Walk 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.



48 Glebe Walk

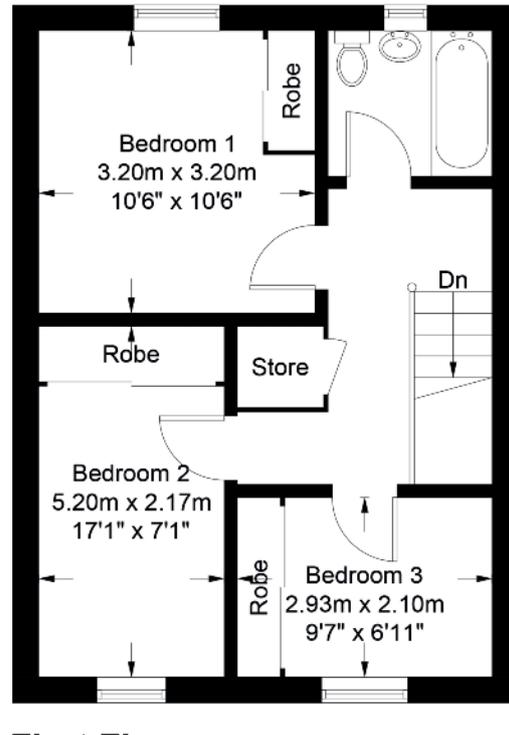
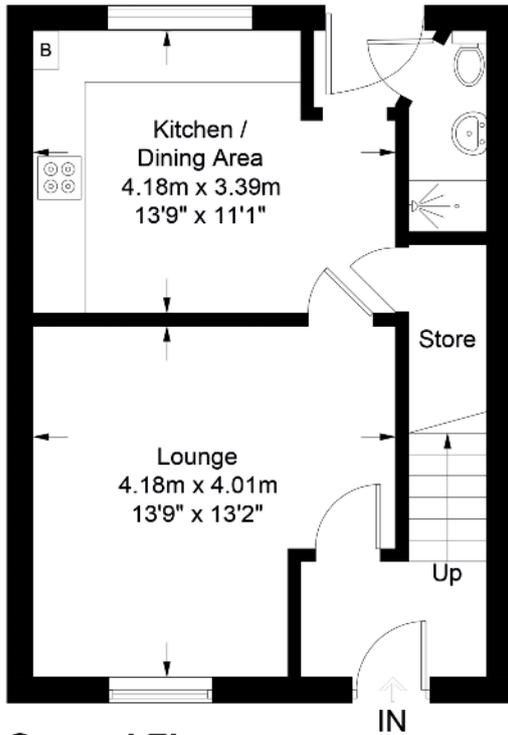


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1012104)

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

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