



48 GLENWOOD COURT, LISBURN, BT28 3UD

- A Most Outstanding And Well Presented Semi Detached Property Occupying A Spacious Corner Setting Within This Popular And Convenient Residential Location
- Lounge With Multi Fuel Stove Linked To Central Heating System And Oak Effect Laminated Timber Floor
- Spacious Kitchen And Dining Area With Range Of Integrated Appliances y
- Three Bedrooms With Built In Robes
- Recently Re Fitted Luxury Tiled Shower Room With Large Shower Cubicle And Thermostatic Shower
- Enclosed Side Garden And Patio Area To Rear
- Tarmac Driveway And Parking Space To Side With Gates
- Dual Oil Fired And Solid Fuel Central Heating System

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D55

REF:DL180124HG

- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- Early Viewing Is Recommended

ACCOMMODATION:

Measurements are approximate

ENTRANCE HALL:

PVC entrance door with double glazed window. Tiled floor.

LOUNGE:

4.75m (15'7") x 3.78m (12'5")

Multi fuel stove on slate hearth linked to central heating system. Oak effect laminated timber floor. Coving and bow window.



SPACIOUS AND LUXURY FITTED KITCHEN/DINING:

4.75m (15'7") x 2.76m (9'1")

Range of high and low level units. Round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Integrated double oven. Four ring gas hob. Extractor fan in stainless steel canopy. Integrated fridge freezer. Integrated dishwasher. Plumbed for washing machine. Part tiled walls. Tiled floor. Walk in storage cupboard with light. PVC double glazed back door. Recessed spotlights.



FIRST FLOOR

LANDING AND STAIRCASE:

Feature wall panelling and balustrade.
Recessed spotlights.

BEDROOM (1):

3.81m (12'6") x 2.56m (8'5")

Range of built in robes and beside units.



BEDROOM (2):

3.30m (10'10") x 2.68m (8'10")

Measurement taken to widest points
and include built in robe. Walnut effect
laminated timber floor.



BEDROOM (3):

2.76m (9'1") x 2.08m (6'10")

Measurement taken to widest point.
Limed oak effect laminated timber floor.
Built in robe and bed unit.



RECENTLY RE-FITTED LUXURY TILED SHOWER ROOM:

Large shower cubicle with thermostatic shower and drencher head shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Feature tiled walls and floor. Recessed spotlights. Separate hot press.



OUTSIDE

Spacious corner setting with front garden laid in lawn. Tarmac driveway. Parking space. Enclosed side garden laid in lawn. Parking area enclosed with gates. Paved patio area to rear. Oil fired boiler. PVC oil storage tank. Outside tap and light.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £35 we recommend the purchaser and their solicitor verify the details.

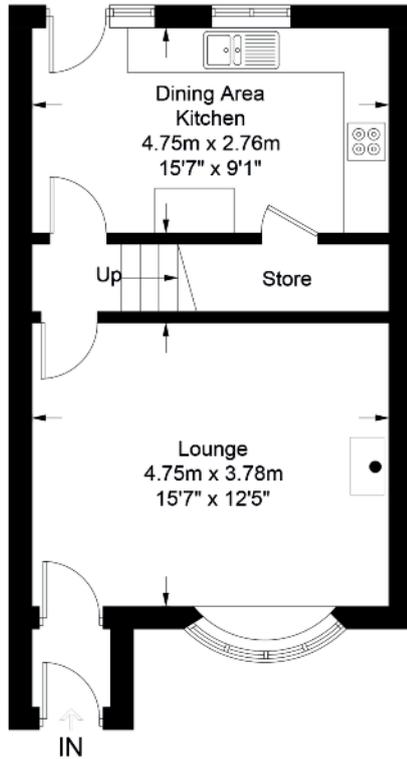
RATES PAYABLE: For period April 2023 to March 2024 £752.94

DIRECTIONS:

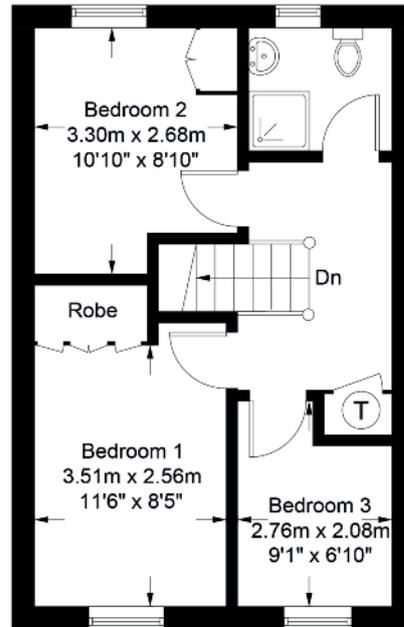
From Glenavy Road turn into Glenwood Court, number 48 is on the right.



48 Glenwood Court

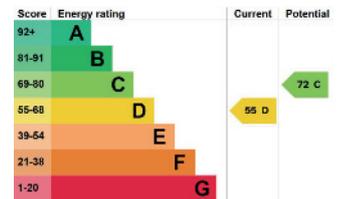


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1038985)



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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