



73 HORNBEAM ROAD, DUNMURRY, BELFAST, BT17 9DN



- An Exceptionally Well Presented Mid Terrace Property Situated Within This Popular Residential Location Convenient To Both Lisburn And Belfast
- Entrance Hall With PVC Double Glazed And Panelled Entrance Door And Laminated Timber Floor
- Lounge With Bow Window And Laminated Timber Floor
- Luxury Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms (One With Two Built In Storage Cupboards / One With Built In Storage Cupboard)
- Luxury Tiled Shower Room
- Roofspace With Aluminium Sliding Ladder

PRICE: OFFERS IN THE REGION OF £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E54

REF: DL050224SR

- Enclosed Front Garden Laid In Lawn With Paved Path To Entrance Door
- Enclosed Rear Patio Garden
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed and panelled entrance door. Laminated timber floor.

LOUNGE:

15' 0" x 12' 6" (4.56m x 3.80m)

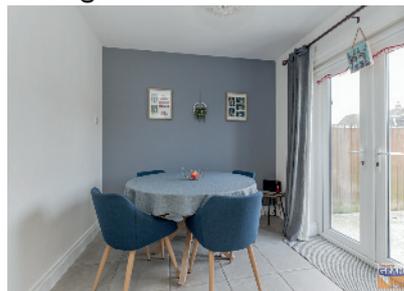
Measurements taken to widest points. Bow window. Laminated timber floor.



LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

20' 1" x 8' 3" (6.13m x 2.51m)

Measurements taken to widest points. Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated double oven. Integrated hob. Integrated microwave. Integrated dishwasher. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Storage under stairs. Storage cupboard. PVC double glazed double doors to rear patio garden. Recessed spotlights in kitchen area. Access to large store.



FIRST FLOOR

BEDROOM (1):

16' 1" x 9' 1" (4.91m x 2.77m)

Measurements taken to widest points. Two built in storage cupboards.



BEDROOM (2):

11' 6" x 9' 6" (3.51m x 2.90m)

Measurements taken to widest points.
Built in storage cupboard.



BEDROOM (3):

10' 7" x 8' 2" (3.22m x 2.48m)

LUXURY TILED SHOWER ROOM:

Shower enclosure with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights.



ROOFSPACE:

Gas fired boiler. Aluminium sliding ladder.

OUTSIDE

Enclosed front garden laid in lawn with paved path to entrance door. Gated entrance. Enclosed rear patio garden. Outside tap and light. Garden shed.



DIRECTIONS:

From River Road turn onto Hornbeam Road. Number 73 is 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 assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £522.88

73 Hornbeam Road

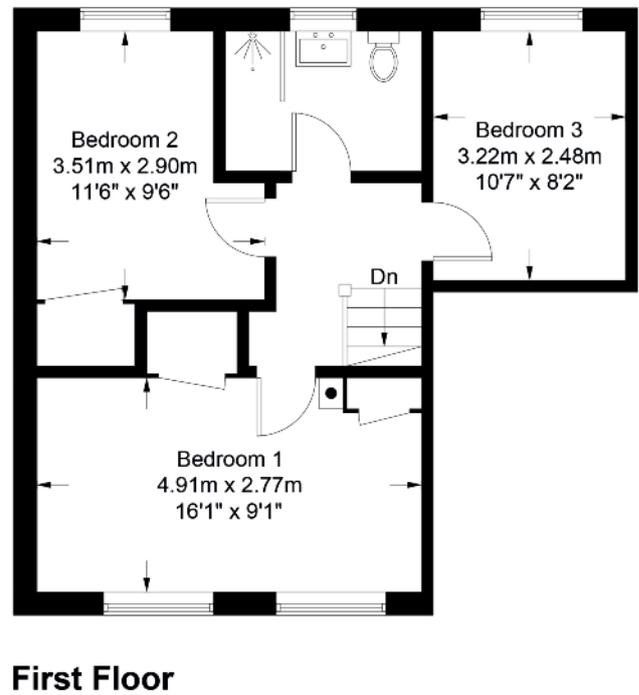
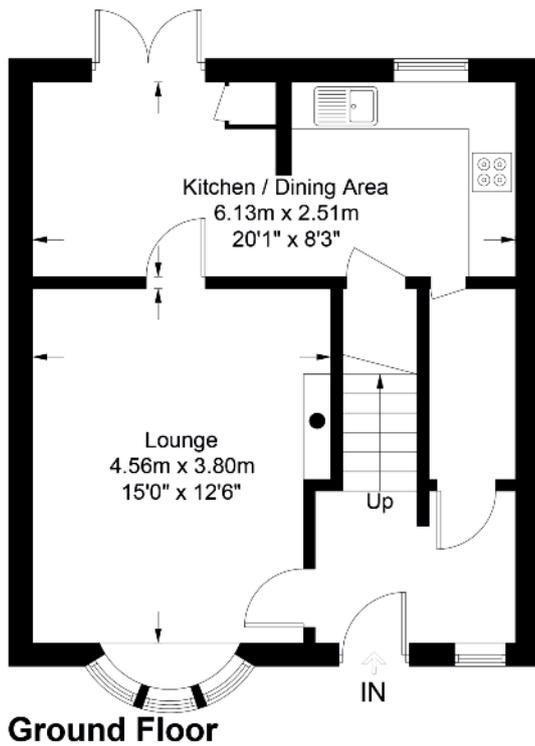
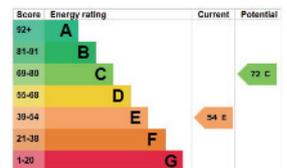


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1044645)



VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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