



25 HIGHGROVE, RAVERNET, LISBURN, BT27 5AX



- An Exceptionally Well Presented And Extended Semi Detached Property Occupying A Prime End Cul De Sac Setting Within This Popular Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Solid Wood Floor
- Lounge With Granite Fireplace And Laminated Timber Floor
- Luxury Kitchen/Dining Area With Integrated Appliances
- Sun Room With Laminated Timber Floor And PVC Double Glazed Double Doors To Rear Patio Area
- Three Bedrooms
- Tiled Bathroom With White Suite Including Electric Shower

PRICE: OFFERS IN THE REGION OF £197,500

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E50

REF: DL040424SR

- Front Garden Laid In Lawn With Gravel Set Driveway
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area Plus Enclosed Gravel Set Area
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- Internal Viewing Is Highly Recommended To Appreciate This Family Home



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panel. Storage under stairs. Solid wood floor.

LOUNGE:

12' 0" x 11' 11" (3.67m x 3.62m)

Granite fireplace with flame effect electric fire. Laminated timber floor. Bow window.



LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

17' 3" x 10' 8" (5.26m x 3.25m)

Range of high and low level units. Wood strip effect round edge work surfaces. Integrated Zanussi oven. Integrated hob. Integrated fridge/freezer. Integrated dishwasher. Extractor unit in stainless steel and glass canopy. Single drainer ceramic sink unit with swan neck mixer tap. Part tiled walls. Laminated timber floor. Plumbed for washing machine. Open plan to sun room.



SUN ROOM:

12' 2" x 9' 11" (3.72m x 3.02m)

Laminated timber floor. PVC double glazed double doors to rear patio area and garden. Open plan to kitchen/dining area.



FIRST FLOOR

BEDROOM (1):

12' 1" x 9' 8" (3.69m x 2.95m)



BEDROOM (2):

10' 8" x 9' 0" (3.26m x 2.75m)

Built in storage.



BEDROOM (3):

8' 7" x 8' 6" (2.62m x 2.59m)

Built in storage.



TILED BATHROOM:

White suite. Panelled bath with centre mount mixer tap. Electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Tiled walls. Tiled floor. Hotpress.



OUTSIDE

Prime end of cul-de-sac setting. Front garden laid in lawn with gravel set driveway. Enclosed rear garden laid in lawn with paved patio area. Enclosed gravel set area. Outside tap and light. Garden shed.

DETACHED GARAGE:

19' 0" x 9' 8" (5.78m x 2.95m)

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



DIRECTIONS

From Ravernet Road turn onto Carnbane Road. Turn left into Highgrove. Take the second left then first right. Number 25 is at the end of the cul de sac 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.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £920.26



25 Highgrove

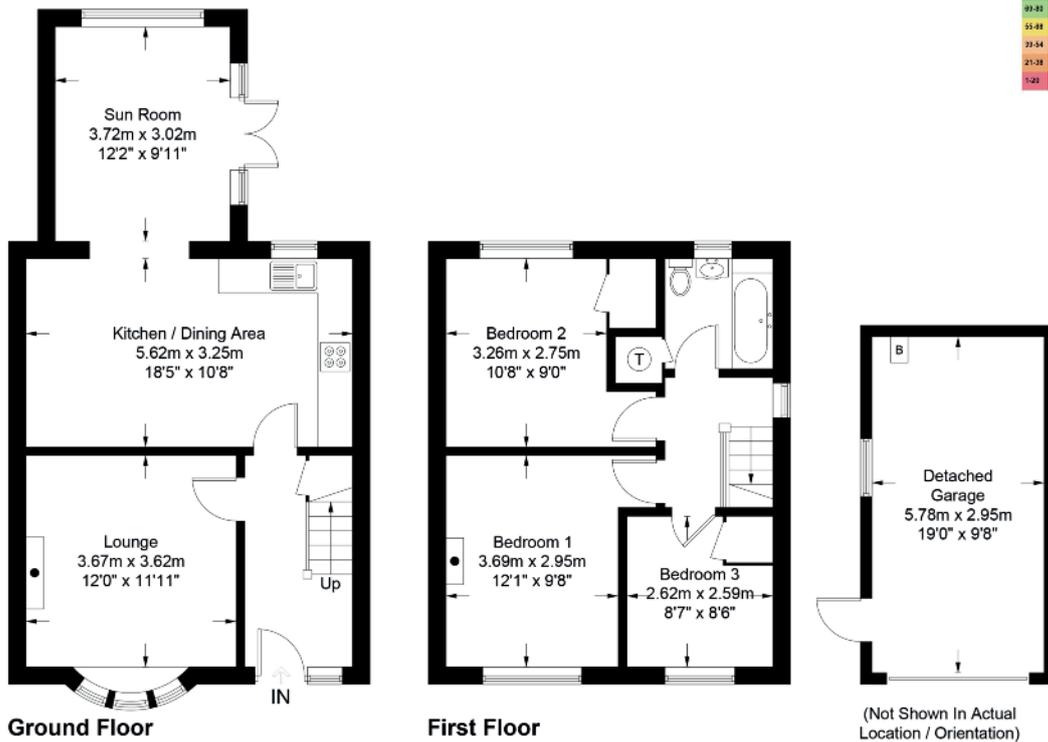
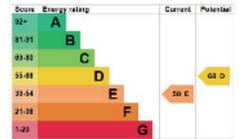


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VALUATION SERVICE
We can arrange a *FREE* pre sale valuation of your property at a time to suit you.

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