



88 ELMWOOD DRIVE, LISBURN, BT28 1JW



- A Well Presented Semi Detached Property Occupying A Prime Setting Just Off The Hillsborough Road With Spacious Carparking Area For Four To Five Cars
- Entrance Porch With Glazed Entrance Door And Tiled Floor / Entrance Hall With Glazed Entrance Door And Storage Under Stairs With Light
- Lounge With Mahogany And Marble Fireplace
- Spacious Family Room And Dining Area With Marble Fireplace
- Extended Kitchen/Dinette With Integrated Oven And Hob
- Rear Sun Porch/Utility Room With Integrated Appliances
- Three Bedrooms (Two With Excellent Range Of Built In Robes)

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E39

REF: DL151024SR

- Spacious And Luxury Bathroom Including Shower Cubicle With Aqualisa Thermostatic Shower
 - Floored And Sheeted Roofspace With Wooden Folding Ladder
 - Enclosed Rear Garden With Private South Westerly Aspects / Front Garden Laid In Lawn
 - Detached Garage With Adjoining Workshop
 - Oil Fired Central Heating System With Grant Condensing Type Boiler
 - Majority Mahogany Effect PVC Double Glazed Windows / Beam Built In Vacuum System
 - Prime Location Close To Lagan Valley Hospital And Convenient To Lisburn City Centre And Sprucefield / Early Viewing Recommended
- ACCOMMODATION** Measurements are approximate.



ENTRANCE PORCH:

Glazed entrance door with fanlight window above. Tiled floor.

ENTRANCE HALL:

Glazed entrance door with glazed side panels. Storage under stairs with light. Cornice.



LOUNGE:

12' 9" x 11' 5" (3.89m x 3.47m)

Mahogany and marble fireplace and hearth. Plaster cornice.



SPACIOUS FAMILY ROOM AND DINING AREA:

17' 7" x 10' 9" (5.37m x 3.27m)

Measurements taken to widest points. Marble fireplace and hearth. Sliding patio door leading to rear sunporch/utility room.

EXTENDED KITCHEN/DINETTE:

13' 6" x 8' 7" (4.11m x 2.62m)

Range of high and low level units. Corian work surfaces with inset bowl and a half single drainer sink unit with mixer tap. Hotpoint integrated oven and hob. Concealed extractor hood. Part tiled walls. Tiled floor. Recessed spotlights. Plumbed for washing machine.



REAR SUN PORCH/UTILITY ROOM:

7' 6" x 7' 0" (2.28m x 2.13m)

Range of built in units. Integrated fridge. Integrated freezer. Mahogany effect PVC double glazed door leading to patio and rear garden. Tiled floor. Part tiled walls.



**FIRST FLOOR
SPACIOUS LANDING:**

Feature leaded and stained glass double glazed window.



**BEDROOM (1):
10' 5" x 9' 10" (3.18m x 3.00m)**

Measurements to include excellent range of built in robes. Coving.



**BEDROOM (2):
10' 3" x 9' 10" (3.12m x 3.00m)**

Measurements to include excellent range of built in robes. Coving.



**BEDROOM (3):
7' 2" x 7' 0" (2.19m x 2.13m)**

Coving.



SPACIOUS AND LUXURY BATHROOM:

White suite. Tile panelled bath. Shower cubicle with Aqualisa thermostatic shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Tiled walls. Recessed spotlights. Chrome finish heated towel rail. Separate hotpress on landing.



ROOFSPACE:

Wooden folding ladder. Floored and sheeted. Light.

OUTSIDE

Front garden laid in lawn. Spacious tarmac parking area for four to five cars. Enclosed rear garden laid in lawn with shrubs. South Westerly facing aspect. Outside tap and light. Oil storage tank.



**DETACHED GARAGE:
17' 1" x 15' 11" (5.20m x 4.85m)**

Measurements taken to widest points. Roller shutter door. Light and power. Grant condensing type boiler. Mahogany effect PVC double glazed entrance door.

**ADJOINING UTILITY STORE/WORKSHOP:
13' 4" x 9' 4" (4.06m x 2.85m)**

Measurements taken to widest points. Stainless steel sink unit with hot and cold water taps. Light and power. Mahogany effect PVC double glazed entrance door.



DIRECTIONS

From Hillsborough Road turn into Warren Park and then immediately turn right into Elmwood Drive. Number 88 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 have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

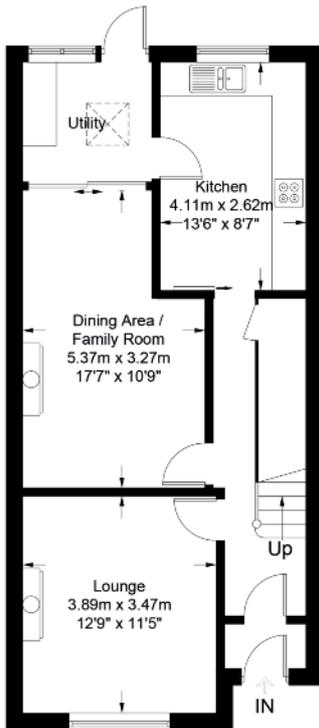
For period April 2024 to March 2025 £957.00



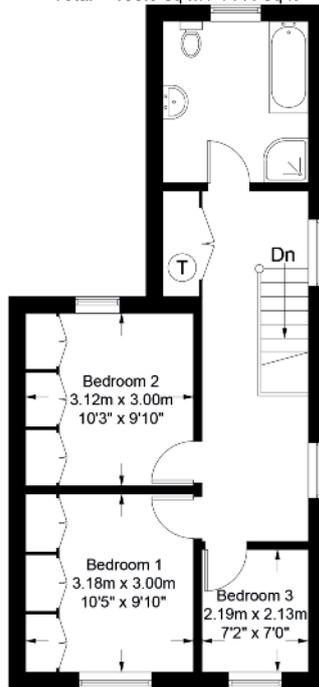
88 Elmwood Drive

Approximate Gross Internal Area
 Ground Floor = 58.1 sq m / 625 sq ft
 First Floor = 46.2 sq m / 497 sq ft
 Garage / Store / Workshop = 29.6 sq m / 319 sq ft
 Total = 133.9 sq m / 1441 sq ft

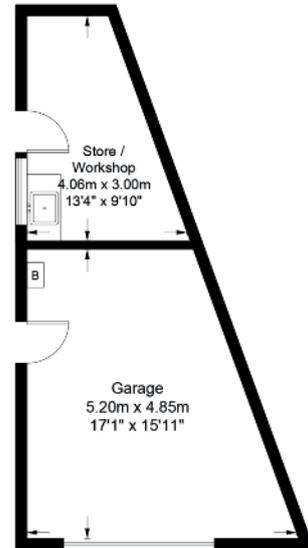
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	51 E
21-38	F		
1-20	G		



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID930770)

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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