



FRONT ASPECT



**49 GROVE PARK, CULCAVY,
HILLSBOROUGH BT26 6JF**

**Offers Around
£134,950**

An excellent three-bedroom semi-detached house situated within the popular area of Culcavy, enjoying close proximity to Hillsborough village and its renowned amenities, and is highly accessible to Lisburn and Belfast via the A1 and M1. A children's play area and excellent local convenience store are within a short walk, and Culcavy is well served by the Lisburn and Hillsborough busy bus route.

The property benefits from excellent on site, triple width parking to the front with further gated and secure parking area to the side. To the rear is a fully paved low maintenance garden with attractive brick pavior finish.

Internally the property is well presented throughout and briefly comprises entrance hall, lounge, kitchen/dining with integrated appliances, three bedrooms and bathroom.

Oil fired central heating and PVC double glazed windows and external doors add to the comfort and economy on offer.

The price includes an excellent timber outbuilding with heat, power and internet connection, currently used as a family room but offering superb potential for home gym, office for those working from home, or other ancillary uses.

THE PROPERTY COMPRISES:

Ground Floor

ENTRANCE HALL: Walnut flooring. Single panelled radiator. Under stairs storage. Stairs to first floor with feature metal and wooden handrail.

LOUNGE: 12' 10" x 11' 4" (3.91m x 3.45m) Feature polished fireplace with inset electric fire. Cornice ceiling. Spotlights. Double panelled radiator.



KITCHEN WITH DINING AREA : 19' 2" x 8' 6" (5.85m x 2.6m) Excellent range of high and low level cupboards in modern painted grey finish with complementary worktops, inset Hotpoint ceramic hob, Blomberg Electric oven with extractor over. Stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Spotlights in panelled ceiling. Single panelled radiator. Walnut flooring.



First Floor

LANDING: Roof space hatch with folding ladder

BEDROOM (1): 11' 5" x 10' 0" (3.47m x 3.06m) Single panelled radiator. Spotlights. Wooden floor



BEDROOM (2): 10' 8" x 8' 6" (3.26m x 2.59m) Single panelled radiator. Built-in wardrobe.



BEDROOM (3): 9' 0" x 8' 4" (2.74m x 2.54m) Single panelled radiator. Double built-in wardrobe.



BATHROOM: 6' 2" x 5' 5" (1.87m x 1.66m) White suite comprising panelled bath with Aqualisa electric shower over. Shower screen. Pedestal wash hand basin. Low flush WC. Full wall tiling and tiled floor. Extractor fan.



Outside

Triple width parking to the front with further gated and secure parking area to the side.

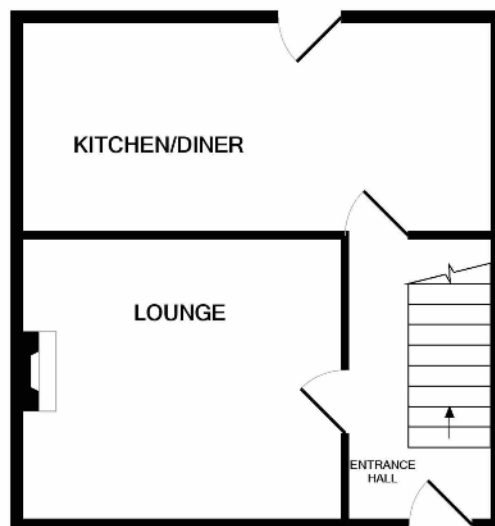
Fully paved rear garden with attractive brick pavior finish (please note the area beneath the shed is paved). Hot and cold external water taps.

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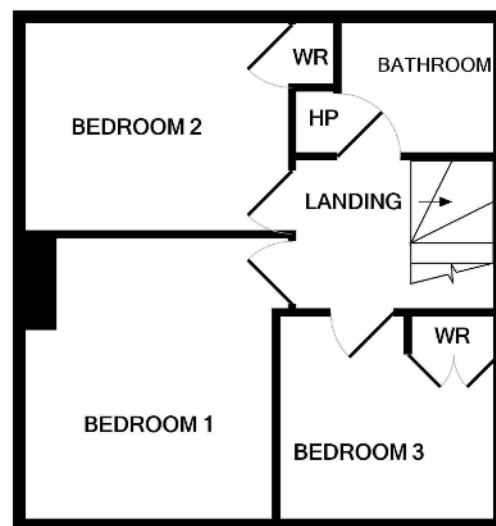




FLOORPLAN



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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VIEWING

By appointment with Agent

VALUATIONS

Thinking of selling ? We offer FREE, no obligation pre-sale valuations.

FINANCIAL ADVICE

We offer an independent mortgage advice service. Please contact us for further details.



ENERGY PERFORMANCE CERTIFICATE

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	55	67
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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