



13 GLENMORE WALK, LISBURN, BT27 4RY

- A Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Hilden Train Halt
- Entrance Hall With PVC Double Glazed Entrance Door
- Lounge With Impressive Granite Fireplace And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Bedrooms
- Bathroom With White Suite Including Thermostatic Shower With Drencher Head
- Part Floored Roofspace With Slingsby Style Ladder

PRICE: OFFERS IN THE REGION OF £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D63

REF: DL240325SR

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

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door.

LOUNGE:

14' 4" x 12' 8" (4.36m x 3.86m)

Measurements taken to widest points. Granite fireplace with open fire. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

17' 2" x 10' 0" (5.22m x 3.06m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Space for tumble dryer. Part tiled walls. Tiled floor. Storage under stairs. PVC double glazed door to rear patio garden.



FIRST FLOOR

BEDROOM (1):

10' 8" x 10' 6" (3.26m x 3.19m)



BEDROOM (2):

11' 11" x 8' 8" (3.63m x 2.63m)

Built in recess with wardrobes.



BEDROOM (3):

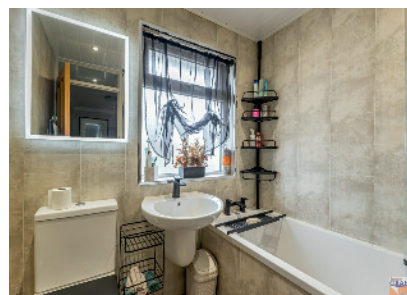
8' 11" x 8' 4" (2.72m x 2.53m)

Measurements to include built in storage.



BATHROOM:

White suite. PVC panelled bath with mixer tap. Thermostatic shower with drencher head. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Heated towel rail. PVC panelled walls. Laminated timber floor. Recessed spotlights. Separate storage cupboard on landing with gas fired boiler.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Front garden laid in gravel with path to entrance door. Gated entrance. Enclosed rear patio garden. Outside tap. Garden shed.



DIRECTIONS

From Grand Street turn onto Mill Street. Turn left onto Glenmore Park. Take the first left into Glenmore Walk. Follow the road round to the right and number 13 is straight ahead.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



TENURE:

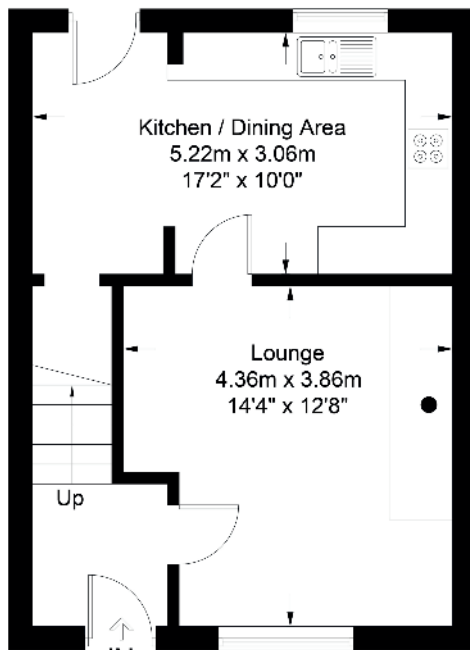
We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

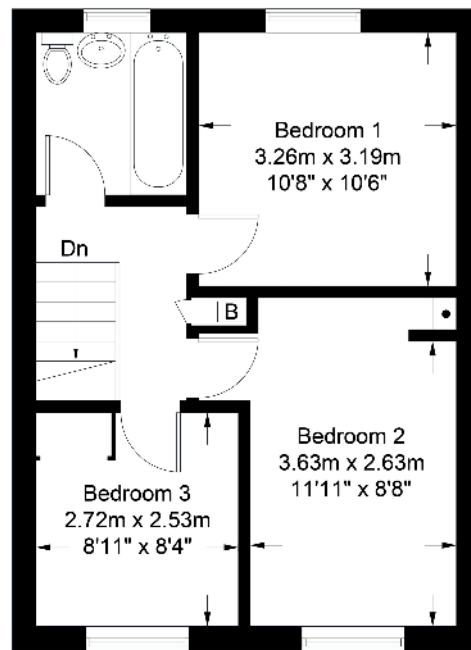
For period April 2024 to March 2025 £630.75



13 Glenmore Walk



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1182392)



VALUATION SERVICE

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

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