



17 ADLON PARK, LISBURN, BT28 2DZ

- An Excellent Detached Bungalow Occupying A Prime Setting Within This Ever Popular And Convenient Residential Location
- Spacious Lounge With Open Plan To Dining Area And oak Effect Laminated Timber Floor
- Kitchen With Range Of Built In Units
- Three Bedrooms With Built In Robes
- Shower Room With Large Shower Cubicle And Aqualisa Shower
- Front And Private Rear Gardens Well Stocked With A Wide Variety Of Mature Trees And Shrubs
- Detached Garage And Brickset Driveway With Galvanised Double Gates

PRICE: OFFERS IN THE REGION OF £207,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F33

REF:DL210823HG

- Oil Fired Central Heating System
- Mains Gas Supply To Tumble Dryer And Cooker Giving The Option For Conversion To Gas Fired Central Heating, If Desired
- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Oak effect laminated timber floor.

CLOAKROOM:

Oak effect laminated timber floor. Built in shelves.



SPACIOUS LOUNGE:

5.65m (18'6") x 3.63m (11'11")

Measurements taken to widest points. Coal effect gas fire and tiled hearth. Oak effect laminated timber floor. Open plan to dining area.



DINING AREA:

3.23m (10'7") x 2.76m (9'1")

Oak effect laminated timber floor.



KITCHEN:

3.47m (11'5") x 2.55m (8'4")

Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Tiled walls. Tiled floor. Plumbed for washing machine.



REAR HALL:

PVC double glazed back door. Ceramic tiled floor. Adjoining boiler store with oil fired boiler.



BEDROOM (1):

3.65m (12'0") x 2.88m (9'5")

Measurements to include range of built in robes with sliding mirror doors.



BEDROOM (2):

2.88m (9'5") x 2.75m (9'0")

Built in robe.



BEDROOM (3):

2.96m (9'9") x 2.73m (8'11")

Measurements to include built in robe. Oak effect laminated timber floor.



SHOWER ROOM:

Large shower cubicle with Aqualisa thermostatic shower. Vanity unit with wash hand basin. Close couple low flush wc. Ceramic tiled floor. Tiled walls. Separate large hotpress with built in shelves.



OUTSIDE

Front garden well stocked with a wide variety of mature trees and shrubs. Brickset driveway and patio area to front. Pillars with double gates. Enclosed and private rear garden well stocked with wide variety of mature trees and shrubs. Raised timber deck area. Paved patio.

DETACHED GARAGE:

5.52m (18'1") x 2.76m (9'1")

Up and over door. Light and power.



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 £1129.41

DIRECTIONS:

From Laurel Hill Road turn into Adlon Crescent then turn left into Adlon Park, number 17 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.



17 Adlon Park

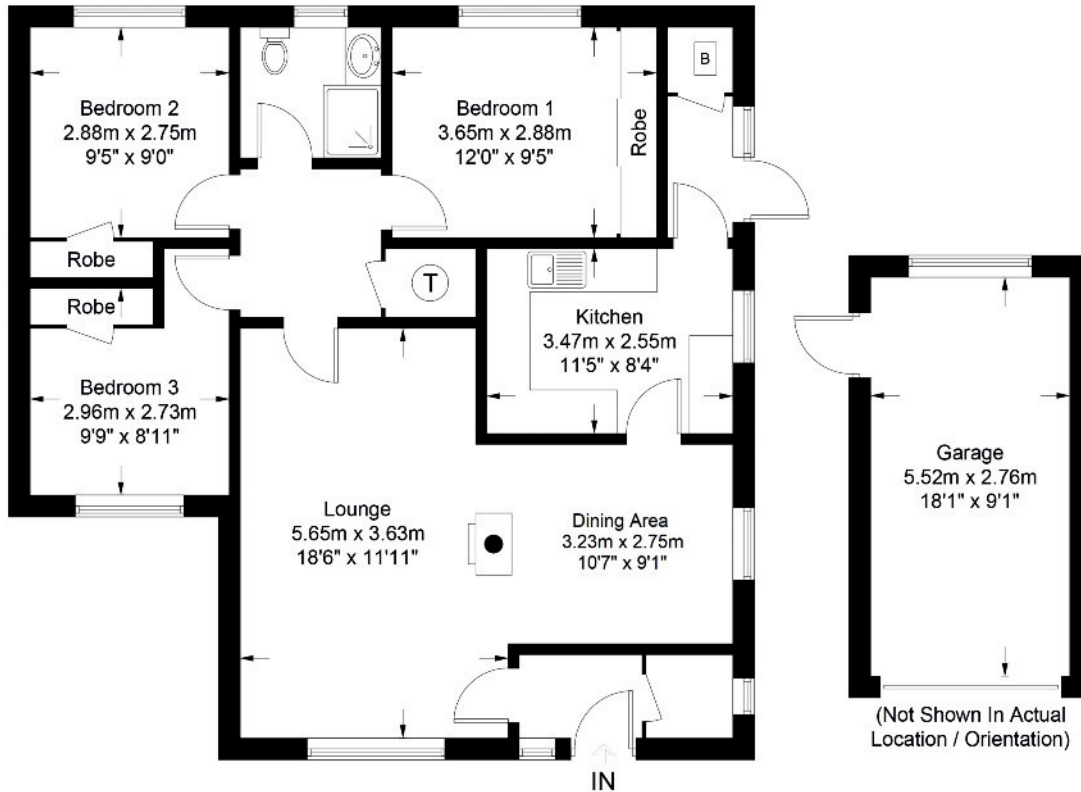
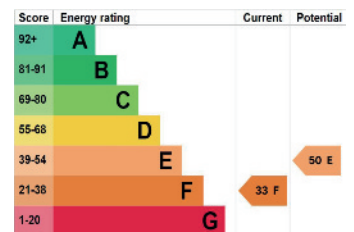


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VALUATION SERVICE

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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