

**1230 SQUARE FEET
AND
4 BEDROOMS**



**37 MOURNEVIEW PARK,
LISBURN, BT28 2UQ**

- A Spacious Four Bedroom End Terrace Property Occupying A Prime End Of Cul De Sac Setting Within This Popular And Convenient Location
- Excellent Family Accommodation Extending To Approximately 1230 Square Feet
- Lounge With Tiled Fireplace And Hearth
- Spacious Kitchen And Dining Area With Patio Doors And Large Store Under Stairs
- Entrance Hall With Newly Fitted PVC Double Glazed Entrance Door And Cloakroom With WC
- Four Bedrooms (One To Ground Floor) / All First Floor Bedrooms Have Built In Robes
- Spacious Bathroom With Bath And Shower Area / Large Store On Landing With Light

PRICE: OFFERS IN THE REGION OF £139,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E52

REF:JK250920HG

- Front And South Facing Rear Gardens Laid In Lawns And Paved Patio Area
- PVC Double Glazed Windows And Patio Doors
- PVC Facias And Soffits
- Oil Fired Central Heating System
- An excellent four bedroom family home offer an adaptable layout and convenience to local shops, schools and Lisburn city centre, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Newly fitted PVC double glazed entrance door and side panel.

CLOAKROOM:

Low flush wc and wash hand basin.

LOUNGE:

4.38m (14'4") x 3.82m (12'6")

Tiled fireplace and hearth.

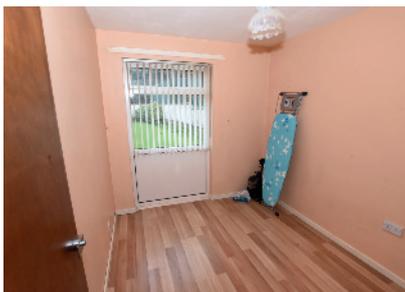
SPACIOUS KITCHEN AND DINING AREA:

6.02m (19'9") x 3.18m (10'5")

Range of high and low level units with solid oak doors. Round edge work surfaces. Single drainer sink unit with mixer tap. Integrated gas oven and four ring gas hob. Concealed extractor unit above. Under unit lighting. Plumbed for washing machine. Part tiled walls. Pine ceiling with spotlights. Oak effect laminated timber floor. PVC double glazed double doors leading to patio and rear garden. Large walk in store with light and built in cupboards.

BEDROOM (4): 2.83m (9'3") x 2.04m (6'8")

Laminated timber floor.



FIRST FLOOR

BEDROOM (1):

3.75m (12'4") x 3.13m (10'3")

Range of built in robes with sliding mirror door, Large built in robe.



BEDROOM (2):

3.75m (12'4") x 3.03m (9'11")

Built in robe.



BEDROOM (3):

3.24m (10'8") x 3.14m (10'4")

Built in robe.



SPACIOUS BATHROOM:

White suite. Panelled bath. Shower area with Mira Event electric shower. Pedestal wash hand basin with mixer tap. Low flush wc. Tiled walls. Large hot press. Separate walk in store with light.



OUTSIDE

End of cul de sac setting. Front garden laid in lawn with shrubs. Side garden with shrubs. Enclosed rear garden laid in lawn. Paved patio area. Oil fired boiler. PVC oil storage tank. Outside tap.

TENURE: We assume the tenure for this property is leasehold and we have been advised no ground rent is demanded, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2021 to March 2022 £732.03

DIRECTIONS:

From Glenavy Road turn into Brokerstown Road and then left into Mourne View Park, take first left into cul de sac and number 37 is the last house 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.



37 Mourne View Park, Lisburn

Approximate Gross Internal Area = 114.3 sq m / 1230 sq ft

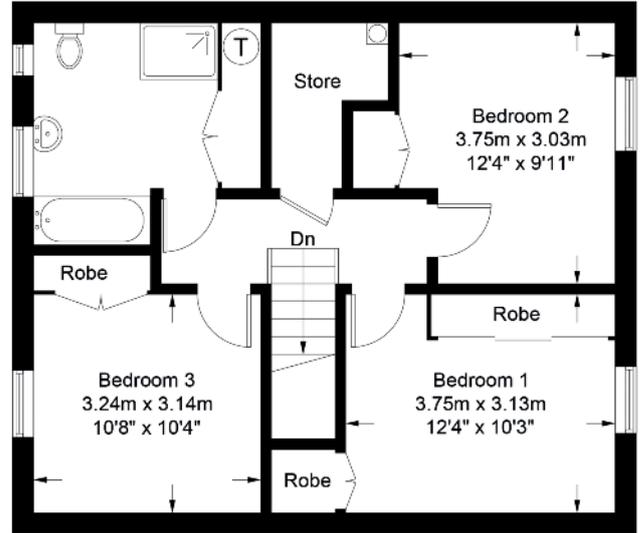
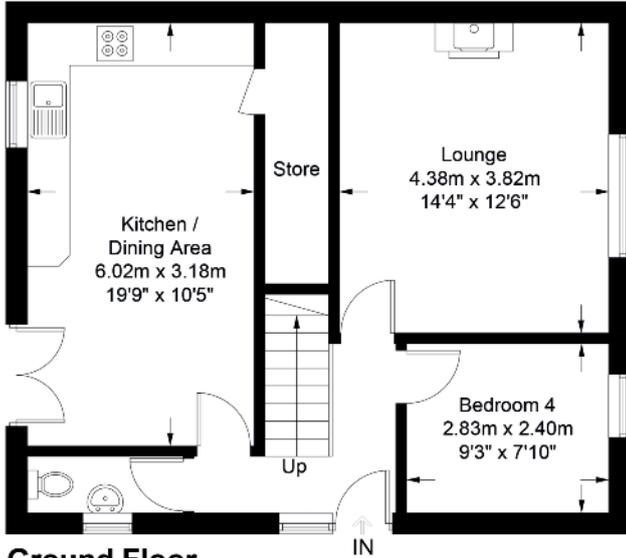


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1022701)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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