



6 PARKWOOD, LISBURN, BT27 4EF

- A Well Presented Detached Bungalow Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Coal And Flame Effect Electric Fire And Laminated Timber Floor
- Kitchen With PVC Double Glazed Door To Rear Patio Area And Garden
- Dining Area With Double Doors Through To Lounge
- Three Bedrooms (One With Range Of Built In Units)
- Bathroom With White Suite Including Shower Cubicle With Mira Go Electric Shower

PRICE: OFFERS IN THE REGION OF £219,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E48

REF: DL081123SR

- Front Garden Laid In Lawn With Paved Path To Entrance Door Plus Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels and double glazed window above. Laminated timber floor. Storage cupboard. Hotpress.

LOUNGE:

13' 3" x 10' 11" (4.05m x 3.34m)

Measurements taken to widest points. Coal and flame effect electric fire. Laminated timber floor. Double doors through to dining area.

KITCHEN:

11' 11" x 7' 8" (3.63m x 2.34m)

Range of high and low level units. Polished granite effect round edge work surfaces. Oven and hob. Concealed extractor unit. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls. Laminated timber floor. PVC double glazed door to rear patio area and garden. Storage cupboard.

DINING AREA:

9' 11" x 9' 9" (3.03m x 2.98m)

Measurements taken to widest points.



BEDROOM (1):
11' 11" x 10' 0" (3.64m x 3.04m)



BEDROOM (2):
12' 11" x 8' 11" (3.93m x 2.73m)
Measurements to include range of built in units.



BEDROOM (3):
10' 0" x 7' 6" (3.06m x 2.28m)



BATHROOM:
White suite. Shower cubicle with Mira Go electric shower. PVC panelled bath with mixer tap. Large vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. PVC panelled walls. Tiled floor.



OUTSIDE

Front garden laid in lawn with paved path to entrance door. Tarmac driveway. Enclosed rear garden laid in lawn with paved patio area. PVC oil storage tank. Raised decking area.



DETACHED GARAGE:
17' 9" x 8' 11" (5.41m x 2.72m)
Up and over door. Light and power. Oil fired boiler.

DIRECTIONS:
From Harmony Hill turn onto Harmony Drive. Turn left into Parkwood. Number 6 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.

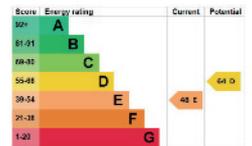


TENURE:

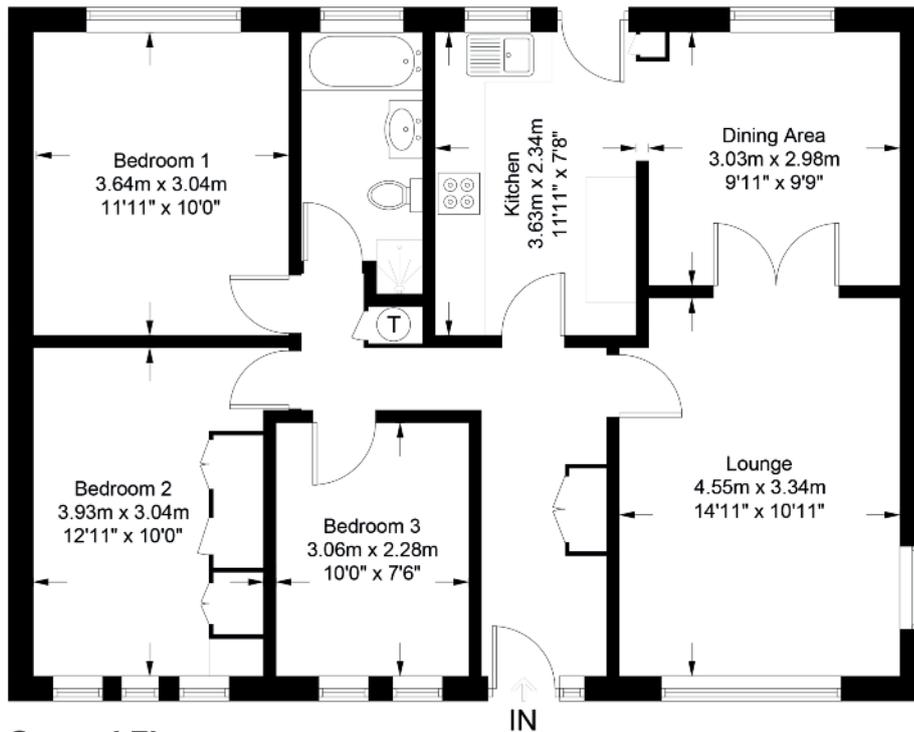
We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

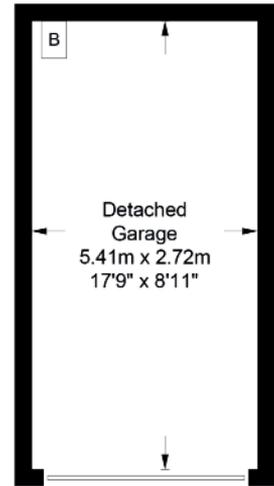
For period April 2023 to March 2024 £1,087.58



6 Parkwood



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1023613)

VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.