



43 CAUSEWAY MEADOWS, LISBURN, BT28 2GD

- An Excellent Four Bedroom Semi Detached Property Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Location
- Spacious Lounge With Oak Effect Laminated Timber Floor And Cast Iron Fire Surround
- Spacious Kitchen And Dining Area / Utility Room
- Cloakroom With Low Flush Suite
- Four Bedrooms (One With Shower Room En Suite)
- Bathroom With Whiter Suite
- Enclosed Rear Garden With Private Aspects / Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £205,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D63

REF: DL230224HG

- Oil Fired Central Heating System With Grant Condensing Type Boiler
- PVC Double Glazed Windows And Back Door

An excellent opportunity to acquire one of these larger four bedroom homes, we strongly recommend early viewing

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Tiled floor. Staircase with Pine spindled balustrade. Storage under stairs.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal wash hand basin. Tiled floor.

LOUNGE:

4.45m (14'7") x 3.65m (12'0")

Oak effect laminated timber floor. Cast Iron fireplace and slate tiled hearth.

SPACIOUS KITCHEN/DINING AREA:

4.47m (14'8") x 4.43m (14'6")

Measurements taken to widest points. Range of high and low level units. Bowl and a half single drainer sink unit with mixer tap. Part tiled walls. Tiled floor. Extractor hood in stainless steel canopy.

UTILITY ROOM:

2.00m (6'7") x 1.67m (5'6")

Range of high and low level units. Single drainer stainless steel sink unit with mixer tap. PVC double glazed back door. Plumbed for washing machine. Part tiled walls. Tiled floor.



FIRST FLOOR

BEDROOM (1):
3.65m (12'0") x 3.30m (10'10")

SHOWER ROOM EN SUITE:
Tiled shower cubicle. Thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Ceramic tiled floor.



BEDROOM (2):
3.51m (11'6") x 2.35m (7'9")

BEDROOM (3):
2.67m (8'9") x 2.35m (7'9")

BEDROOM (4):
2.53m (8'4") x 2.40m (7'10")



BATHROOM:
White suite. Bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls.

OUTSIDE

Front garden with shrubs. Tarmac driveway. Enclosed rear garden with private aspect. Oil fired boiler. PVC oil storage tank. Outside tap and light.

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 2023 to March 2024 £1045.75

SERVICE CHARGE: TBC

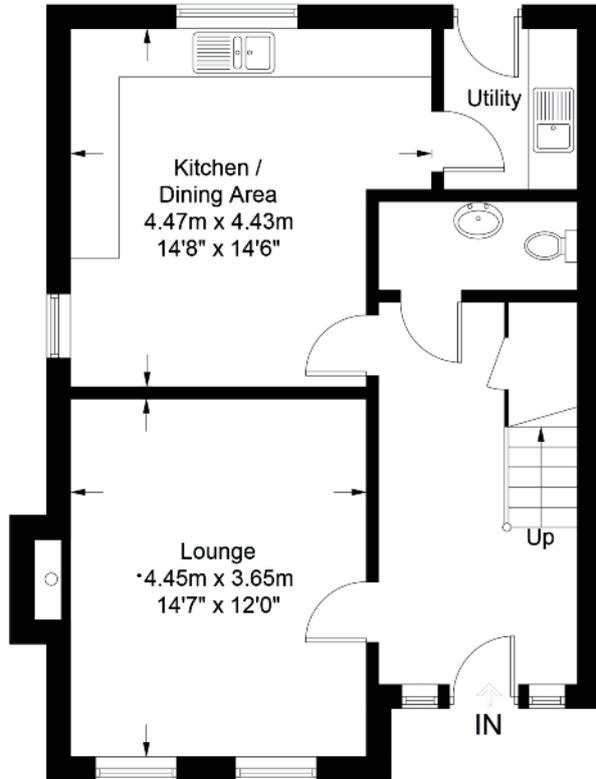
DIRECTIONS: From Causeway End Road turn into Causeway Meadows, at T junction turn right and number 43 is on the right.

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

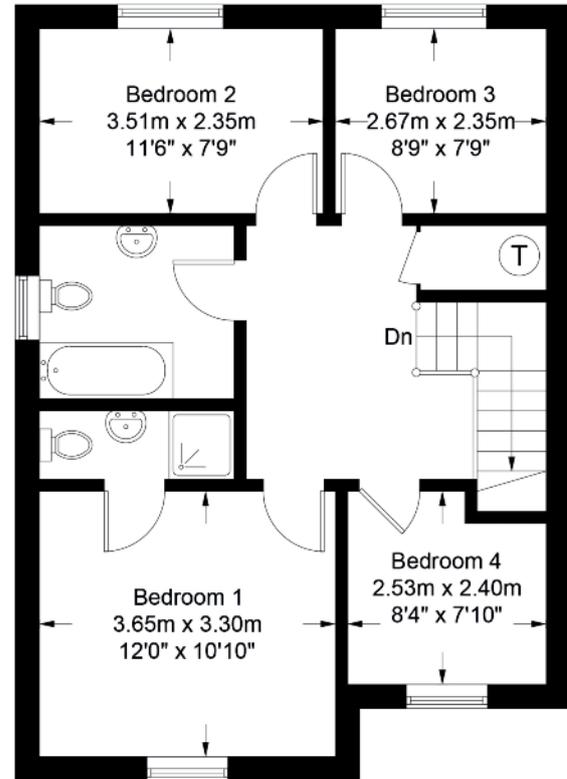


43 Causeway Meadows, Lisburn

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft



Ground Floor
591 sq ft / 54.9 sq m



First Floor
583 sq ft / 54.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1052639)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	65 D
39-54	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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