



**4 CAUSEWAY END ROAD,
LISBURN, BT28 1UB**

- A Semi Detached Property Occupying A Spacious Setting Within This Popular And Convenient Residential Location In Close Proximity To Lisburn City Centre And Local Amenities
- Entrance Porch With Double Glazed Entrance Door And Tiled Floor / Entrance Hall With Glazed Entrance Door
- Lounge With Fire Surround And Marble Hearth Plus Bay Window
- Kitchen/Dining Area With Integrated Oven And Hob
- Utility Room / Store With Low Flush Suite
- Three Bedrooms
- Shower Room With Thermostatic Shower
- Part Floored Roofspace With Slingsby Style Ladder

PRICE: OFFERS IN THE REGION OF £169,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E54

REF: DL220324SR

- Asphalt Driveway And Parking Area To Front With Electric Remote Control Gate
- Enclosed Rear Garden Laid In Artificial Grass With Paved Patio Area
- Garage With Power
- Two External Stores
- Oil Fired Central Heating System With Recently Installed Firebird Condensing Type Boiler
- PVC Fascias And Soffits
- PVC Double Glazed Windows



ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

Double glazed and panelled entrance door with glazed side panels and window above. Tiled floor.

ENTRANCE HALL:

Glazed and panelled entrance door. Storage under stairs.

LOUNGE:

12' 9" x 11' 11" (3.88m x 3.64m)

Measurements taken into bay window. Fire surround and marble hearth with open fire.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

11' 8" x 10' 8" (3.56m x 3.26m)

Measurements taken to widest points. Range of high and low level units. Granite work tops. Integrated oven. Integrated hob. Concealed extractor unit. Bowl and a half single granite drainer stainless steel sink unit with mixer tap. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights. PVC double glazed double doors to rear patio area and garden.



UTILITY ROOM:

8' 6" x 7' 0" (2.60m x 2.14m)

Measurements taken to widest points. Range of high level units. Granite effect round edge work surfaces. Plumbed for washing machine. Plumbed for dishwasher. Space for fridge freezer. Part tiled walls. Tiled floor. Glazed door to rear patio area and garden.



STORE:

7' 3" x 6' 11" (2.21m x 2.12m)

Measurements taken to widest points. Low flush suite. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled floor.

FIRST FLOOR

BEDROOM (1):
10' 10" x 10' 2" (3.29m x 3.11m)



BEDROOM (2):
10' 8" x 10' 2" (3.26m x 3.11m)



BEDROOM (3):
8' 5" x 7' 5" (2.56m x 2.25m)
Measurements taken to widest points.



SHOWER ROOM:

Shower cubicle with thermostatic shower and drencher head. Pedestal wash hand basin. Close couple low flush wc. Chrome finish heated towel rail. Part PVC panelled walls. Solid wood floor. Separate hotpress on landing.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Asphalt driveway and parking area to front with electric remote control gate. Enclosed rear garden laid in artificial grass with paved patio area. Separate paved patio area. PVC oil storage tank. Outside tap and light.

GARAGE:

19' 9" x 11' 6" (6.02m x 3.51m)
Double entrance gate. Power. Firebird condensing type oil fired boiler.



EXTERNAL STORE:

7' 3" x 3' 0" (2.21m x 0.91m)

EXTERNAL STORE:

9' 7" x 8' 5" (2.93m x 2.57m)

DIRECTIONS

From Ballinderry Road turn onto Causeway End Road. Number 4 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.



TENURE:

We have been advised the tenure for this property is leasehold, the lease is 9,900 years from 1st December 1944 and the annual ground rent is £5.62, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £962.09



4 Causeway End Road



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1059014)

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

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