



73 CAUSEWAY MEADOWS, LISBURN, BT28 2GE

- A Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With Panelled Entrance Door
- Cloakroom With Low Flush Suite
- Lounge With Wall Mounted Flame And Pebble Effect Electric Fire Plus Laminated Timber Floor
- Kitchen/Dining Area With PVC Double Glazed Double Doors To Rear Patio Garden
- Three Bedrooms With Laminated Timber Floor (One With Shower Room En Suite)
- Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C69

REF: DL050424SR

- Front Garden Laid In Artificial Grass With Paved Path To Entrance Door
- Enclosed And Private South Facing Rear Patio Garden Laid In Paving
- Oil Fired Central Heating System
- PVC Double Glazed Windows / PVC Fascias And Soffits

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Panelled entrance door with doubled glazed side panels. Storage under stairs.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc.

LOUNGE:

15' 3" x 10' 10" (4.65m x 3.30m)

Wall mounted flame and pebble effect electric fire. Laminated timber floor.



KITCHEN/DINING AREA:

17' 11" x 10' 10" (5.46m x 3.31m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Extractor unit in stainless steel canopy. Space for oven and hob. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Laminated timber floor. PVC double glazed double doors to rear patio garden.



FIRST FLOOR

BEDROOM (1):

10' 6" x 10' 4" (3.21m x 3.14m)

Laminated timber floor. Built in storage.



SHOWER ROOM EN SUITE:

Quadrant shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.



BEDROOM (2):

10' 9" x 10' 1" (3.28m x 3.07m)

Laminated timber floor. Built in storage.



BEDROOM (3):

7' 8" x 6' 10" (2.34m x 2.09m)

Laminated timber floor.

BATHROOM:

White suite. PVC panelled bath with mixer tap and shower attachment. Drencher head. Pedestal wash hand basin mono style mixer tap and tiled splashback. Close couple low flush wc. Part PVC panelled walls. Tiled floor. Separate hotpress on landing.



OUTSIDE

Front garden laid in artificial grass with paved path to entrance door. Enclosed and private South facing rear patio garden laid in paving. Outside tap and light. PVC oil storage tank. Oil fired boiler. Garden shed.



DIRECTIONS

From Causeway End Road turn into Causeway Meadows. At the end of the road turn right. Number 73 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:

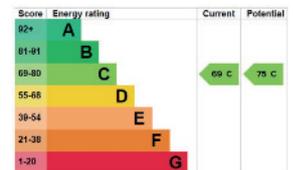
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £794.77

SERVICE CHARGE:

A service charge of £18.01 per month (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



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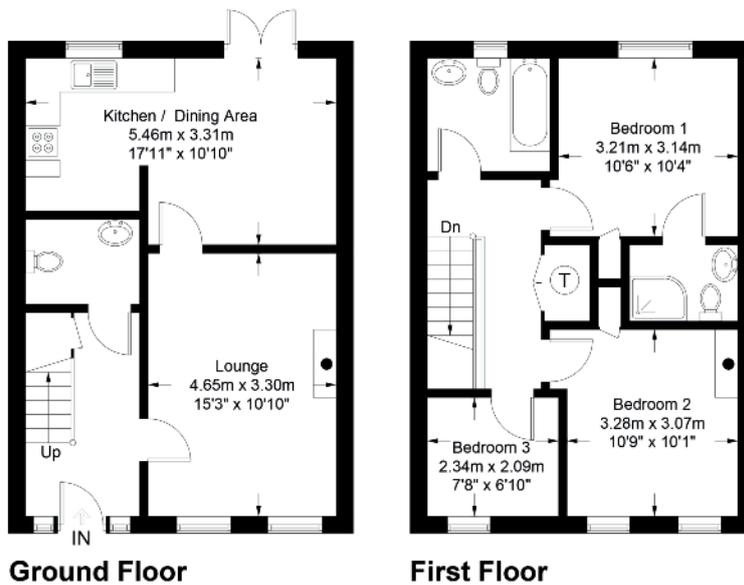


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1066531)

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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