



4 CORONATION GARDENS, MAZE, LISBURN, BT27 5RG

- An Excellent End Terrace Property Occupying A Prime Setting Fronting The Halftown Road
- Lounge With Cast Iron Fireplace
- Extended Kitchen And Dining Area
- Bathroom With White Suite And Electric Shower
- Three Good Sized Bedrooms
- Enclosed Area To Rear With Vehicle Access Enclosed By Double Gates
- Oil Fired Central Heating System
- PVC Double Glazed Windows

PRICE: OFFERS IN THE REGION OF £99,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F27

REF:DL180424HG

- An ideal starter home or investment property situated close to Hillsborough, Sprucefield and Lisburn

ACCOMMODATION:

Measurements are approximate.

ENTRANCE HALL:

PVC entrance door. Laminated timber floor. Storage under stairs.



LOUNGE:

4.09m (13'5") x 3.88m (12'9")

Cast iron fireplace with polished granite hearth. Back boiler grate.



DINING AREA:

3.00m (9'10") x 2.20m (7'3")

Laminated timber floor. Arch way to kitchen.



KITCHEN:

2.90m (9'6") x 2.70m (8'10")

Range of high and low level units. Round edge work surfaces. Franke single drainer stainless steel sink unit. Mixer tap. Integrated oven and hob. Extractor hood. Laminated timber floor. Part tiled walls. Plumbed for washing machine. PVC double glazed back door leading to covered storage area.



BATHROOM:

White suite. Panelled bath. Electric shower. Shower screen. Pedestal wash hand basin. Close couple low flush wc. Chrome finish heated towel rail. Ceramic tiled floor. Part tiled walls.



FIRST FLOOR

BEDROOM (1):
3.63m (11'11") x 3.09m (10'2")



BEDROOM (2):
3.25m (10'8") x 2.49m (8'2")



BEDROOM (3):
2.71m (8'11") x 1.90m (6'3")

LANDING WITH HOTPRESS:



OUTSIDE

Front and side gardens laid in lawns. Boiler store with oil fired boiler. Enclosed area to rear with vehicle access enclosed by double gates. PVC oil storage tank. Outside tap and light. Covered storage area with utility store with power supply and plumbed for washing machine



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 2024 to March 2025 £609.00



DIRECTIONS:

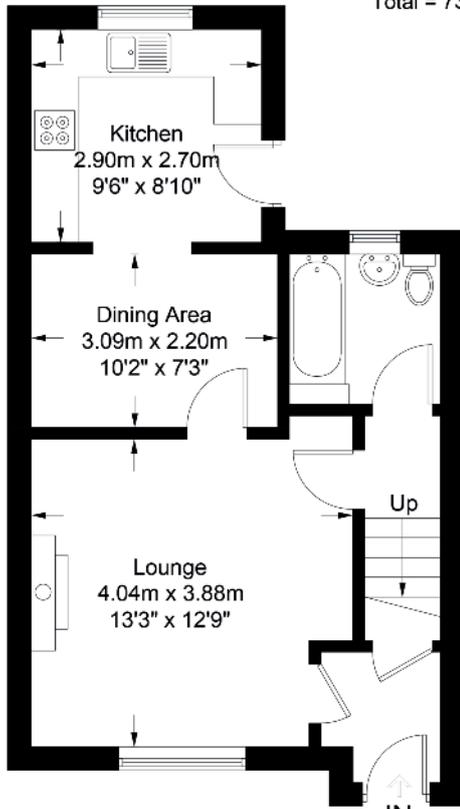
From Moira Road turn into Halftown Road, Coronation Gardens is on the left and number 4 fronts onto the main road.

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

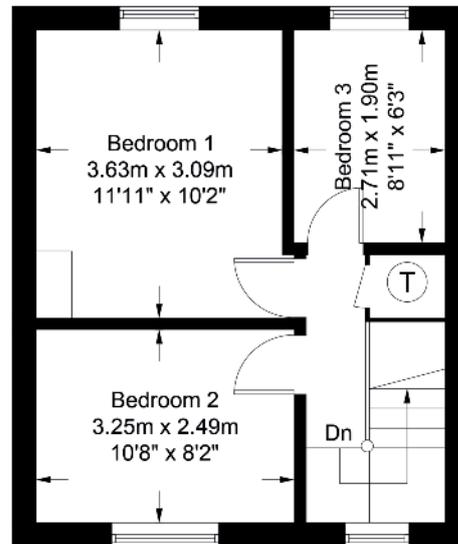


4 Coronation Gardens

Approximate Gross Internal Area
Ground Floor = 41.2 sq m / 443 sq ft
First Floor = 32.2 sq m / 347 sq ft
Total = 73.4 sq m / 790 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072676)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	27 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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