



26 JUBILEE AVENUE, LISBURN, BT28 1EB

- An End Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Laminated Timber Floor
- Dining Room With Tiled Fireplace
- Kitchen Plus Utility Area
- Store With Shower Cubicle And Low Flush Suite
- Three Bedrooms (One With Built In Storage)

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E48

REF: DL250424SR

- Bathroom With White Suite
- Paved Area To Front With Paved Path To Entrance Door
- Enclosed Rear Garden Laid In Lawn With Spacious Paved Patio Area
- Outbuilding With Light And Power
- Oil Fired Central Heating System
- Majority Mahogany Effect PVC Double Glazed Windows



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with double glazed side panels. Laminated timber floor. Storage under stairs.

LOUNGE:

13' 1" x 9' 4" (3.98m x 2.84m)

Laminated timber floor.



DINING ROOM:

11' 7" x 11' 4" (3.54m x 3.45m)

Tiled fireplace with coal effect electric fire.

KITCHEN:

8' 6" x 7' 4" (2.59m x 2.24m)

Range of high and low level units. Granite work tops. Concealed extractor unit. Single drainer stainless steel Franke sink unit with swan neck mixer tap. Part tiled walls.



UTILITY AREA:

8' 9" x 7' 7" (2.67m x 2.30m)

Work surfaces. Plumbed for washing machine. Mahogany effect PVC double glazed door to rear patio area and garden.

STORE:

7' 9" x 5' 10" (2.37m x 1.79m)

Shower cubicle. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Part PVC panelled walls.



FIRST FLOOR

BEDROOM (1):

12' 5" x 10' 4" (3.79m x 3.16m)



BEDROOM (2):

12' 5" x 8' 6" (3.79m x 2.58m)



BEDROOM (3):

9' 6" x 8' 6" (2.89m x 2.60m)

Measurements to include built in storage and stair box.



BATHROOM:

White suite. PVC panelled bath. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Hotpress.



OUTSIDE

Paved area to front with paved path to entrance door. Enclosed rear garden laid in lawn with spacious paved patio area. Oil storage tank. Oil fired boiler. Outside tap and light. Covered area. Enclosed paved area to side.



OUTBUILDING:

13' 1" x 6' 1" (3.98m x 1.86m)

Glazed entrance door. Light and power.



DIRECTIONS

From Warren Gardens turn onto Jubilee Avenue. Number 26 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 assume the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £630.75



26 Jubilee Avenue

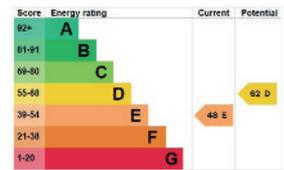
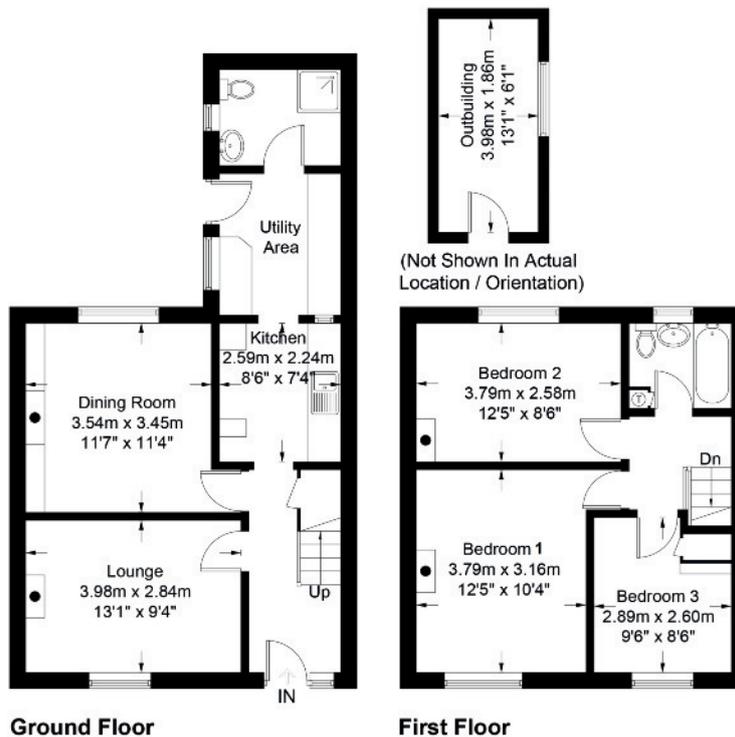


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1073929)

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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