



## **I ADLON CRESCENT, LISBURN, BT28 2EG**

- A Detached Bungalow Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Hall With Mahogany Effect PVC Panelled Entrance Door And Cloakroom
- Lounge With Mahogany And Granite Fireplace
- Dining Area Open Plan To Lounge
- Kitchen With Integrated Oven And Hob
- Rear Hall With Mahogany Effect PVC Double Glazed Door / Utility Store Plumbed For Washing Machine
- Three Bedrooms (One With Mahogany Effect PVC Double Glazed Double Doors To Rear Garden And Decking Area / One With Built In Robes With Sliding Mirror Door And Fitted Interior)

**PRICE: OFFERS IN THE REGION OF £209,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING F30**

**REF: DL100724SR**

- Shower Room With Shower Enclosure With Triton Electric Shower
- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Raised Decking Area
- Oil Fired Central Heating System / Alarm System
- PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows And External Doors



## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Mahogany effect PVC panelled entrance door with double glazed side panel. Cloakroom.



### LOUNGE:

18' 7" x 10' 5" (5.66m x 3.17m)

Mahogany and granite fireplace with coal and flame effect electric fire. Open plan to dining area.



### DINING AREA:

11' 3" x 8' 9" (3.43m x 2.66m)

Open plan to lounge.



### KITCHEN WITH INTEGRATED OVEN AND HOB:

12' 8" x 8' 1" (3.87m x 2.46m)

Range of high and low level units. Round edge work surfaces. Integrated double oven. Integrated hob. Concealed extractor unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for dishwasher. Tiled walls. Spotlights.



### REAR HALL:

Mahogany effect PVC double glazed door to driveway. Tiled floor.

### UTILITY STORE:

Plumbed for washing machine. Oil fired boiler. Light and power.



### **BEDROOM (1):**

**10' 9" x 9' 5" (3.27m x 2.87m)**

Built in storage. Mahogany effect PVC double glazed double doors to rear garden and decking area.



### **BEDROOM (2):**

**11' 4" x 8' 5" (3.46m x 2.57m)**

### **BEDROOM (3):**

**9' 9" x 8' 5" (2.98m x 2.57m)**

Measurements to include built in robes with sliding mirror door and fitted interior.



### **SHOWER ROOM:**

Coloured suite. Shower enclosure with Triton electric shower and PVC panelled walls. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Separate hotpress.



### **OUTSIDE**

Front garden laid in lawn with tarmac driveway. Paved area to front. Enclosed rear garden laid in lawn with shrubbery. Raised decking area. PVC oil storage tank. Outside tap and light.



### **DETACHED GARAGE:**

**17' 9" x 9' 1" (5.40m x 2.78m)**

Up and over door. Light and power.

### **DIRECTIONS**

From Laurel Hill Road turn onto Adlon Crescent. Number 1 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.



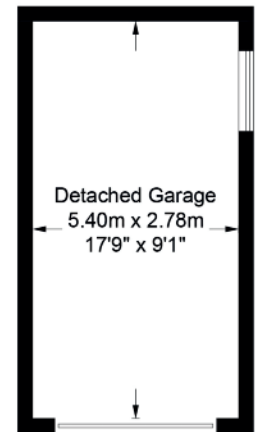
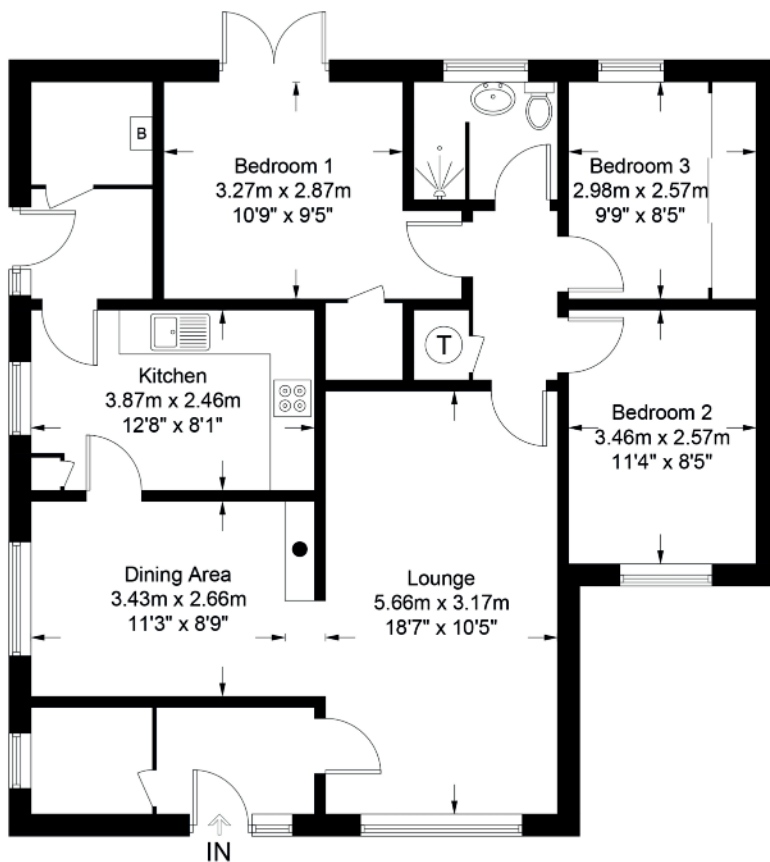
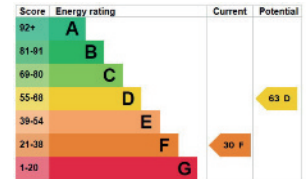
**TENURE:**

We 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 £1,174.50

**1 Adlon Crescent**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1101590)

**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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