



22 HAMMOND FARM, MAGHABERRY, LISBURN, BT28 2RY

- A Detached Bungalow Occupying A Spacious And Pleasant Setting Extending to Approximately 0.2 Of An Acre Within This Popular Residential Location
- Open Entrance Porch
- Entrance Hall With Hardwood Entrance Door And Laminated Timber Floor
- Spacious Lounge With Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms
- Tiled Bathroom With White Suite Including Quadrant Shower Cubicle With Mira Sport Electric Shower

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E44

REF: DL230724SR

- Spacious Front And Side Garden Laid In Lawn With Paved Path To Entrance Door Plus Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System / Alarm System
- Double Glazed Windows In Wooden Frames



ACCOMMODATION Measurements are approximate.

OPEN ENTRANCE PORCH

ENTRANCE HALL:

Hardwood entrance door with double glazed side panel. Laminated timber floor. Double doors through to lounge. Hotpress. Cloakroom.



LOUNGE:

21' 3" x 15' 6" (6.48m x 4.73m)

Measurements taken to widest points. Laminated timber floor. Spotlights.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

12' 6" x 9' 9" (3.80m x 2.97m)

Range of high and low level units. Wood strip effect round edge work surfaces. Integrated Bosch oven. Integrated fridge freezer. Concealed extractor unit. Bowl and a half single drainer stainless steel sink unit with mixer tap. Dining bar. Part tiled walls. Recessed spotlights. Double glazed double doors to rear patio area and garden.



BEDROOM (1):

13' 1" x 9' 10" (3.98m x 3.00m)

Spotlights.



BEDROOM (2):

11' 10" x 10' 9" (3.60m x 3.27m)

Measurements taken to widest points.



BEDROOM (3):

9' 9" x 8' 5" (2.97m x 2.56m)

TILED BATHROOM:

White suite. Quadrant shower cubicle with Mira Sport electric shower. Panelled corner bath with mixer tap. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Tiled walls. Tiled floor.



OUTSIDE

Spacious front and side garden laid in lawn with paved path to entrance door. Mature trees and shrubbery. Large tarmac driveway. Enclosed rear and side garden laid in lawn with paved patio area. Outside tap and light. Oil storage tank. Garden shed. Greenhouse.



DETACHED GARAGE:

18' 5" x 9' 3" (5.61m x 2.82m)

Up and over door. Light and power. Oil fired boiler. Plumbed for washing machine.

DIRECTIONS

From Hammonds Road turn into Hammond Farm. Continue to the end of the road and turn right. Number 22 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 and the annual ground rent is £36, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £1,131.00



22 Hammond Farm

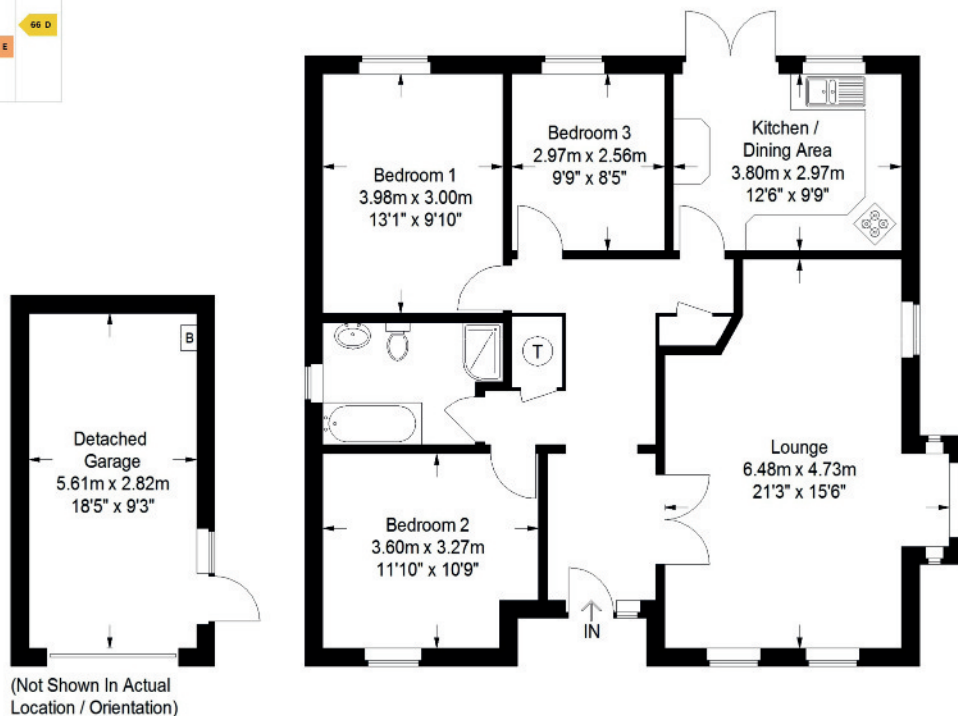
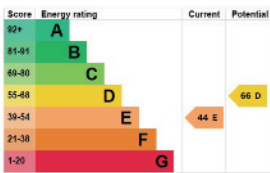


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1106902)

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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