



## **8 MILLTOWN PARK, LISBURN, BT28 3TU**



- An Exceptionally Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Bow Window And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Rear Hall With PVC Double Glazed Door To Rear Patio Area And Garden
- Three Bedrooms (One With Built In Storage)
- Tiled Shower Room With Quadrant Shower Cubicle With Mira Sport Electric Shower

**PRICE: OFFERS IN THE REGION OF £114,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E53**

**REF: DL200824SR**

- Asphalt Driveway To Front With Paved Path To Entrance Door
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors



## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels. Laminated timber floor.



### LOUNGE:

12' 3" x 11' 2" (3.74m x 3.40m)

Bow window. Laminated timber floor.



### KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

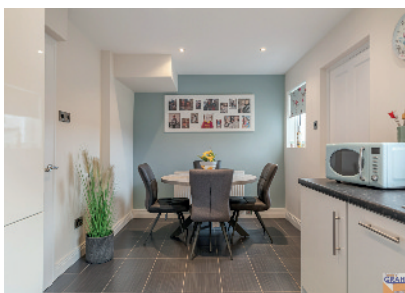
17' 3" x 8' 6" (5.25m x 2.59m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge freezer. Integrated washer dryer. Extractor unit in stainless steel and glass canopy. Single drainer stainless steel sink unit with mixer tap. Tiled floor. Recessed spotlights.



### REAR HALL:

PVC double glazed door to rear patio area and garden. Tiled floor.



## FIRST FLOOR

### BEDROOM (1):

11' 4" x 9' 9" (3.46m x 2.98m)

Measurements taken to widest points.



### BEDROOM (2):

10' 8" x 8' 7" (3.25m x 2.62m)

Built in storage.



### BEDROOM (3):

8' 11" x 8' 3" (2.73m x 2.52m)

Measurements taken to widest points.

### TILED SHOWER ROOM:

Quadrant shower cubicle with Mira Sport electric shower. Vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Chrome finished heated towel rail. Tiled walls. Tiled floor. Recessed spotlights. Hotpress.



### OUTSIDE

Asphalt driveway to front. Paved path to entrance door. Gated entrance. Enclosed rear garden laid in lawn with paved patio area. PVC oil storage tank. Outside tap and light. Boiler house with oil fired boiler. External store.

### 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 £513.30

### DIRECTIONS

From Derriaghy Road turn onto Milltown Avenue. Turn left onto Milltown Park. Number 8 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.



## 8 Milltown Park

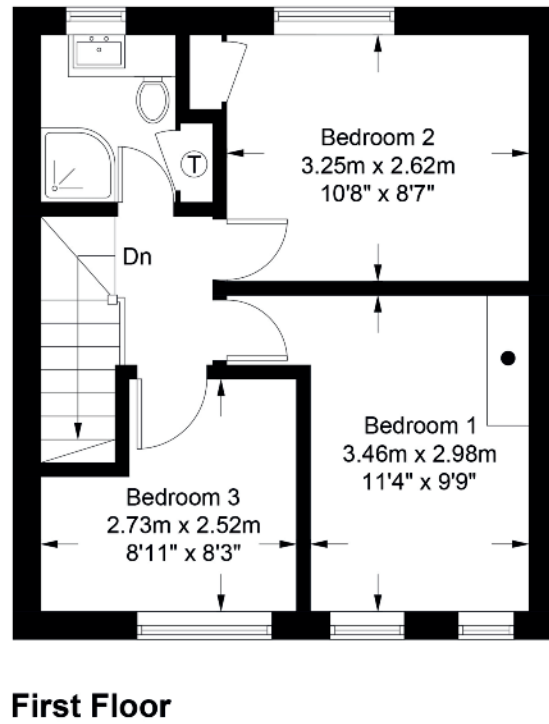
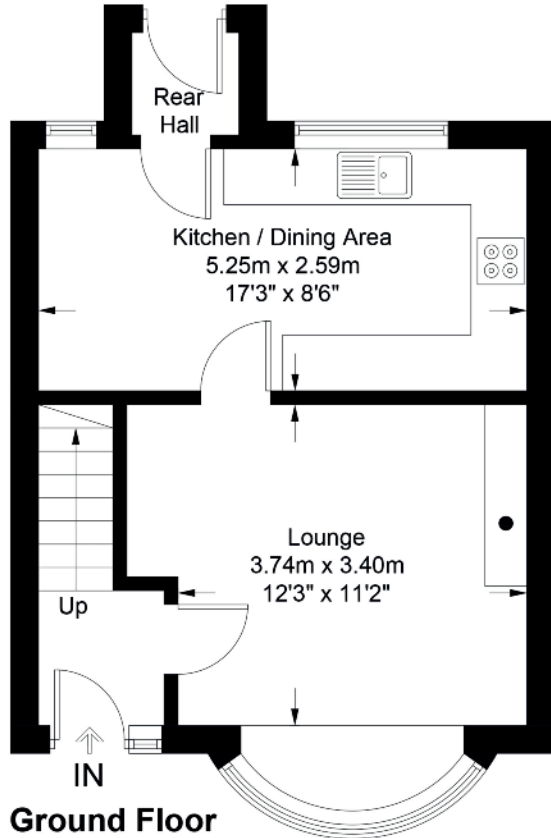


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1116098)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	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](http://www.hgraham.co.uk)

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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