



## **15 ADLON GARDENS, LISBURN, BT28 2EQ**



- A Semi Detached Property Occupying A Pleasant Setting Within This Ever Popular And Convenient Residential Location
- Lounge With Decorative Wooden And Tiled Fireplace
- Kitchen And Dining Area
- Three Bedrooms
- Tiled Bathroom With Triton Electric Shower
- Enclosed Rear Garden And Tarmac Driveway
- Oil Fired Central Heating System And Majority PVC Double Glazed Windows And External Doors

**PRICE: OFFERS IN THE REGION OF £159,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E45**

**REF:DL270824HG**

## ACCOMMODATION

Measurements are approximate.

## OPEN ENTRANCE PORCH

### ENTRANCE HALL:

PVC panelled entrance door with double glazed side panel. Laminated timber floor.

### LOUNGE:

4.25m (13'11") x 3.42m (11'3")

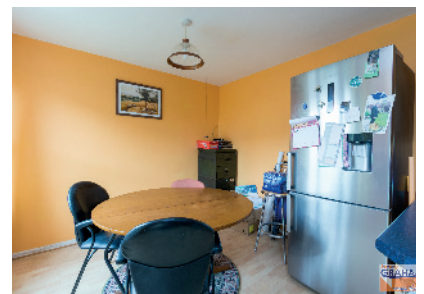
Decorative wooden and tiled fireplace. Open fire. Solid wood floor.



### KITCHEN/DINING AREA:

5.34m (17'6") x 2.94m (9'8")

Range of high and low level units. Round edge work surfaces. Space for oven and hob. Concealed extractor unit. Bowl and a half stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Laminated timber floor. PVC double glazed door to rear patio area and garden.



## FIRST FLOOR

### BEDROOM (1):

3.28m (10'9") x 3.27m (10'9")

Measurements taken to widest points.



### BEDROOM (2):

3.97m (13'0") x 2.88m (9'5")

### BEDROOM (3):

2.87m (9'5") x 2.36m (7'9")

Measurements to include built in storage.



### TILED BATHROOM:

White suite. Panelled bath Triton electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor. Separate hotpress on landing.



## OUTSIDE

Front garden laid in gravel with tarmac driveway. Paved path to entrance door. Enclosed rear garden laid in lawn with paved patio area and tarmac area to side. Mature trees and shrubbery. Garden shed. Oil storage tank. Brick built boiler house with oil fired boiler. Outside tap and light.



### DIRECTIONS:

From Laurel Hill Road turn into Adlon Crescent, then turn left into Adlon Gardens, number 15 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:**

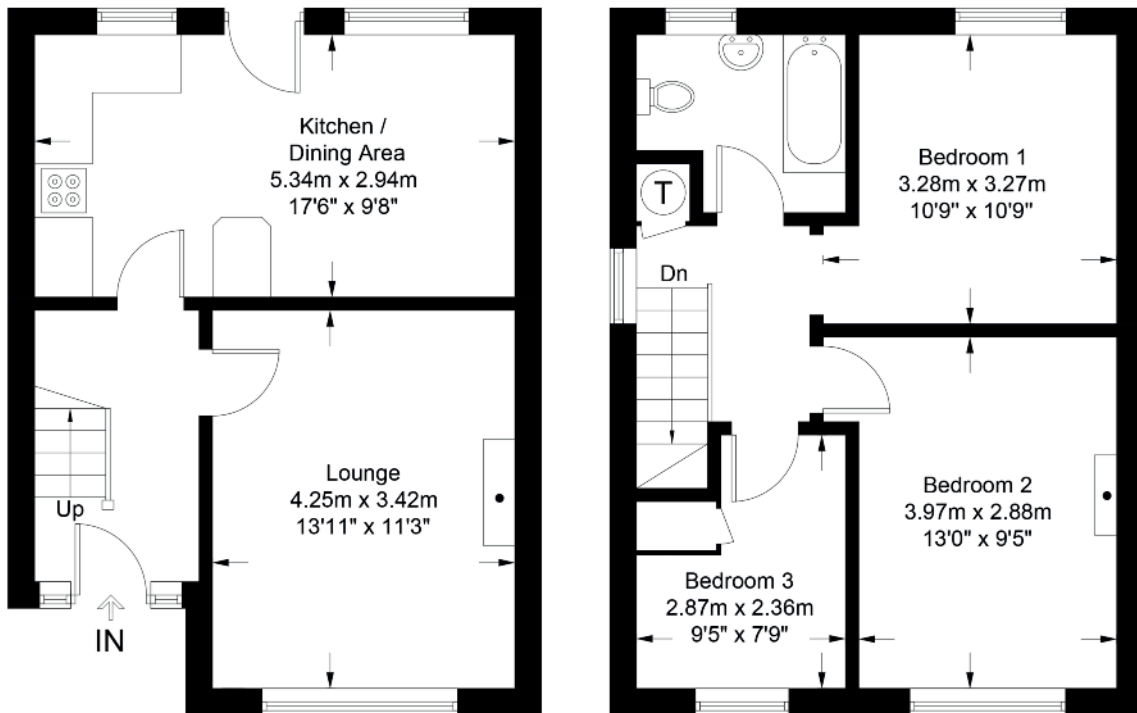
We have been advised the tenure for this property is leasehold and the annual ground rent is £40, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

For period April 2024 to March 2025 £826.50

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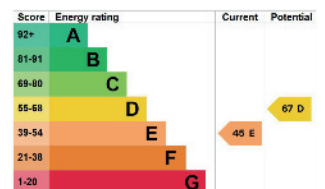
Approximate Gross Internal  
Ground Floor = 37.5 sq m / 404 sq ft  
First Floor = 39.6 sq m / 426 sq ft  
Total = 77.1 sq m / 830 sq ft



**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1118021)



**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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