



37 HOLLY MOUNT, DUNMURRY, BELFAST, BT17 9QD

- A Well Presented Mid Terrace Property Situated Within This Popular Residential Location In Close Proximity To Local Schools And Convenient To Both Lisburn And Belfast
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With PVC Double Glazed Double Doors To Rear Patio Area
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Good Sized Bedrooms (One With Built In Storage)
- Bathroom With White Suite
- Front Garden Laid In Lawn With Paved Path To Entrance Door Plus Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C69

REF: DL030924SR

- Enclosed Rear Paved Patio Area With Raised Garden Laid In Lawn And Paved Patio Area
- Private Aspects To Rear
- Gas 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 panel. Laminated timber floor. Storage under stairs.

LOUNGE:

14' 2" x 12' 0" (4.33m x 3.66m)

Decorative wooden fireplace with coal and flame effect electric fire. Laminated timber floor. PVC double glazed double doors to rear patio area.

KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

22' 10" x 10' 5" (6.95m x 3.17m)

Measurements taken into bay window. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel and glass canopy. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Part tiled walls. PVC double glazed door to rear patio area.



FIRST FLOOR

BEDROOM (1):

12' 11" x 9' 9" (3.93m x 2.96m)

Measurements taken to widest points.



BEDROOM (2):

14' 2" x 8' 10" (4.31m x 2.69m)

Measurements taken to widest points.



BEDROOM (3):

10' 10" x 10' 2" (3.29m x 3.09m)

Built in storage.



BATHROOM:

White suite. Bath with mixer tap and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. PVC panelled walls. Separate store on landing with Worcester gas fired boiler.



OUTSIDE

Front garden laid in lawn with paved path to entrance door. Tarmac driveway to front. Enclosed rear paved patio area with raised garden laid in lawn and paved patio area. External store. Outside tap and light. Private aspects to rear.

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 £652.50

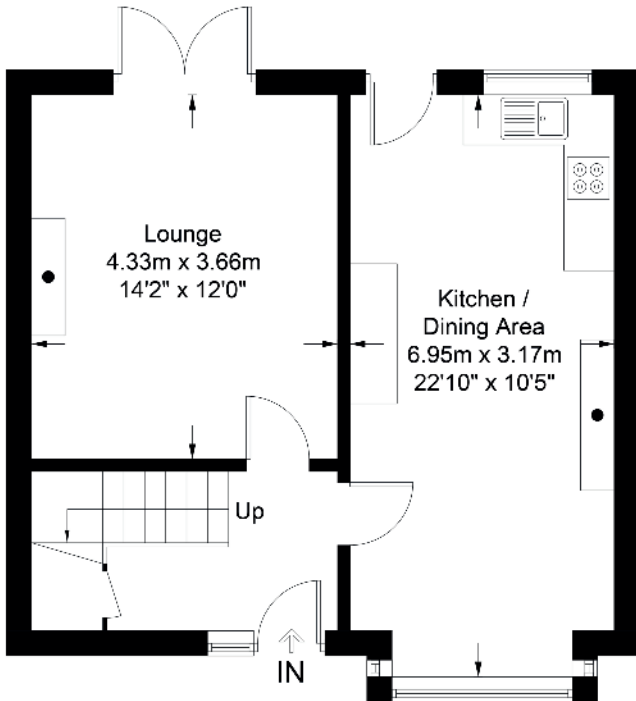
DIRECTIONS

From Ballybog Road turn into Hazel Avenue. Turn right into Holly Mount. Number 37 is on the left.

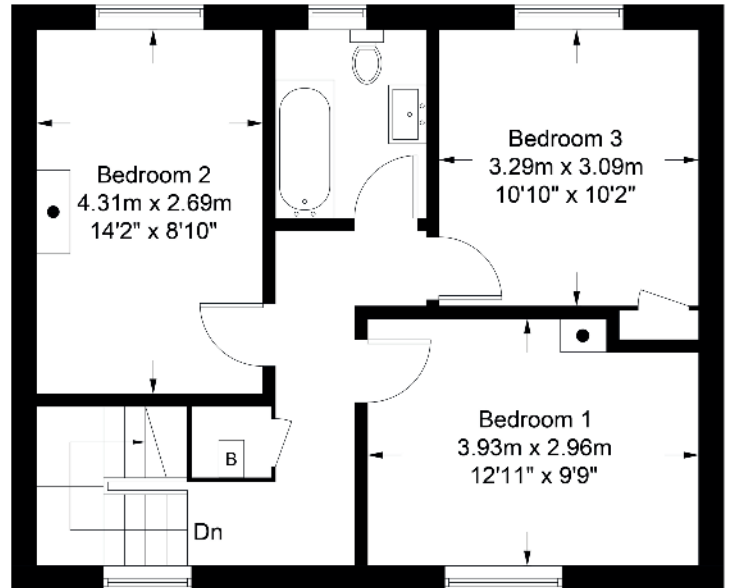
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



37 Holly Mount

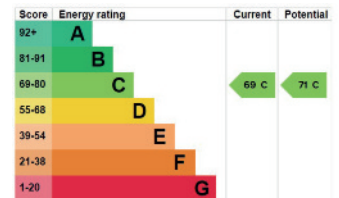


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1121198)



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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