



31 MARALIN AVENUE, LISBURN, BT28 1PH

- An Excellent Mid Terrace Property Well Situated Within This Ever Popular And Convenient Residential Location
- Lounge With Oak Effect Laminated Timber Floor
- Spacious Kitchen And Dining Area With Integrated Oven And Hob
- Three Bedrooms With Built In Robes
- Refitted Bathroom With White Suite And Tiled Walls
- Enclosed Patio Garden To Rear And Timber Storage Shed
- Oil Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D55

REF:DL160924HG

- PVC Double Glazed Windows And Entrance Door
- Early Viewing Is Highly Recommended

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Tiled floor.



LOUNGE:

4.34m (14'3") x 3.64m (11'11")

Oak laminated timber floor. Wall mounted electric fire (fireplace could be reopened) .



KITCHEN / DINING AREA:

5.30m (17'5") x 3.05m (10'0")

Range of high and low level units. Round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Intergrated oven and ceramic hob. Extractor canopy. Part tiled walls. Ceramic tiled floor. Plumbed for washing machine. Storage under stairs.



FIRST FLOOR:

BEDROOM 1:

3.36m (11'0") x 3.06m (10'0")

Laminated timber floor. Built in robe.



BEDROOM 2:

3.69m (12'1") x 2.75m (9'0")

Built in robe (no door).



BEDROOM 3:

2.83m (9'3") x 2.49m (8'2")

Measurement to include built in robe. Laminated timber floor.



BATHROOM WITH WHITE SUITE:

Bath. Mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Tiled walls.



OUTSIDE:

Front garden laid in lawn. Enclosed patio garden 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 £565.50

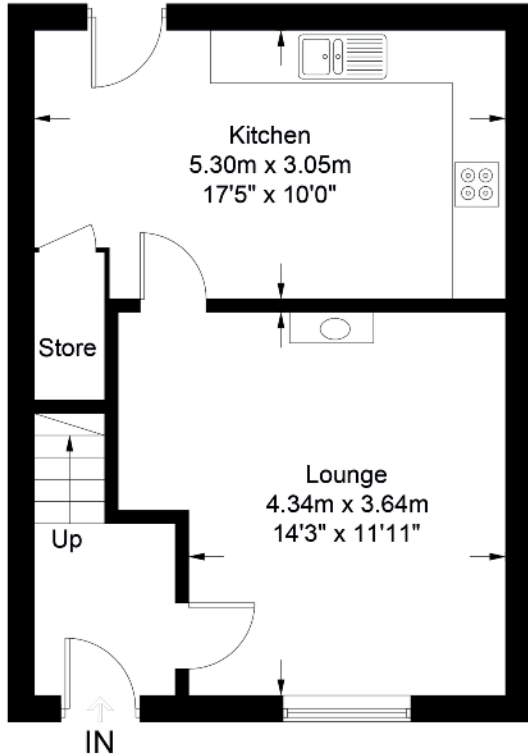
DIRECTIONS: From Moira Road turn into Drumbeg Drive and then turn right into Maralin Avenue, number 31 is on the left.

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

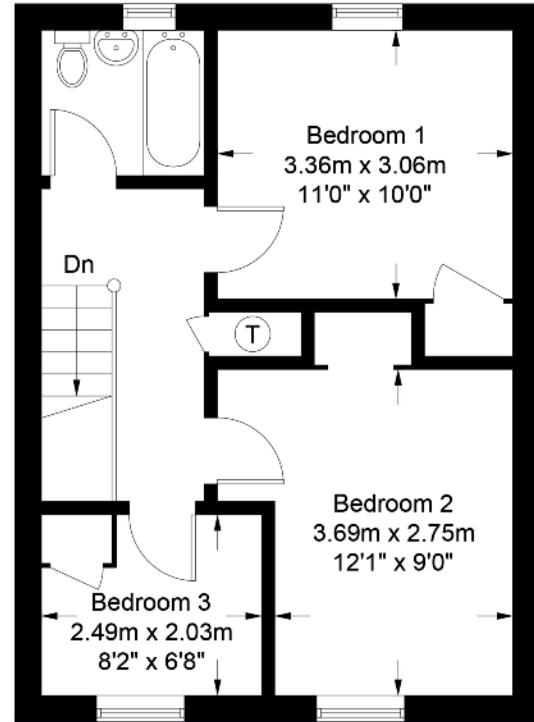


31 Maralin Avenue

Approximate Gross Internal Area
Ground Floor = 40.7 sq m / 438 sq ft
First Floor = 40.4 sq m / 435 sq ft
Total = 81.1 sq m / 873 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1099715)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 55 D | 67 D |
| 39-54 | 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

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