



## **148 MILLTOWN AVENUE, LISBURN, BT28 3TS**

- A Well Presented End Terrace Property Occupying A Prime And Spacious Setting Within This Popular Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor
- Lounge With Impressive Granite Fireplace
- Kitchen/Dining Area With Mahogany Effect PVC Double Glazed Double Doors To Rear Patio Area
- Rear Porch Area With Mahogany Effect PVC Door To Rear Patio Area And Garden
- Three Bedrooms (One With Built In Storage)
- Tiled Bathroom With White Suite Including Thermostatic Shower

**PRICE: OFFERS IN THE REGION OF £124,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D67**

**REF: DL141024SR**

- Front Garden Laid In Gravel Plus Tarmac Driveway With Double Gated Entrance
- Enclosed And Private Rear Garden Laid In Lawn With Paved Patio Area
- External Store
- Gas Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows And External Doors



## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels. Tiled floor.



### LOUNGE:

**12' 9" x 11' 3" (3.88m x 3.43m)**

Measurements taken to widest points.  
Granite fireplace with electric fire.



### KITCHEN/DINING AREA:

**19' 2" x 8' 2" (5.83m x 2.48m)**

Range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Concealed extractor unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. Mahogany effect PVC double glazed double doors to rear patio area and garden.



### REAR PORCH AREA:

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





## FIRST FLOOR

### BEDROOM (1):

11' 3" x 9' 11" (3.44m x 3.03m)



### BEDROOM (2):

10' 9" x 8' 7" (3.28m x 2.62m)

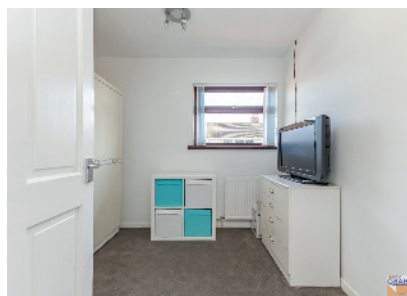
Built in storage.



### BEDROOM (3):

8' 11" x 8' 4" (2.71m x 2.53m)

Measurements taken to widest points.



### TILED BATHROOM:

White suite. Bath with mono style mixer tap and thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor. Storage cupboard with Worcester gas fired boiler.



### ROOFSPACE:

Slingsby style ladder. Part floored.

### OUTSIDE

Front garden laid in gravel. Tarmac driveway with double gated entrance. Enclosed and private rear garden laid in lawn with paved patio area. External store. Outside tap and light.



### 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 £543.75

### DIRECTIONS

From Derriaghy Road turn into Milltown Avenue. Number 148 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.



148 Milltown Avenue

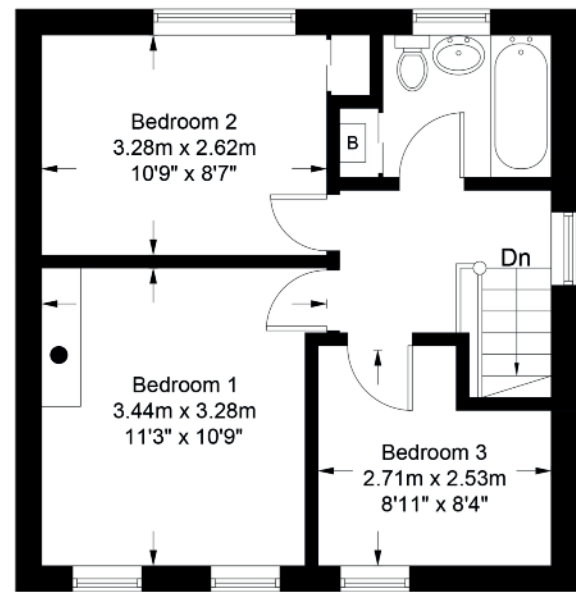
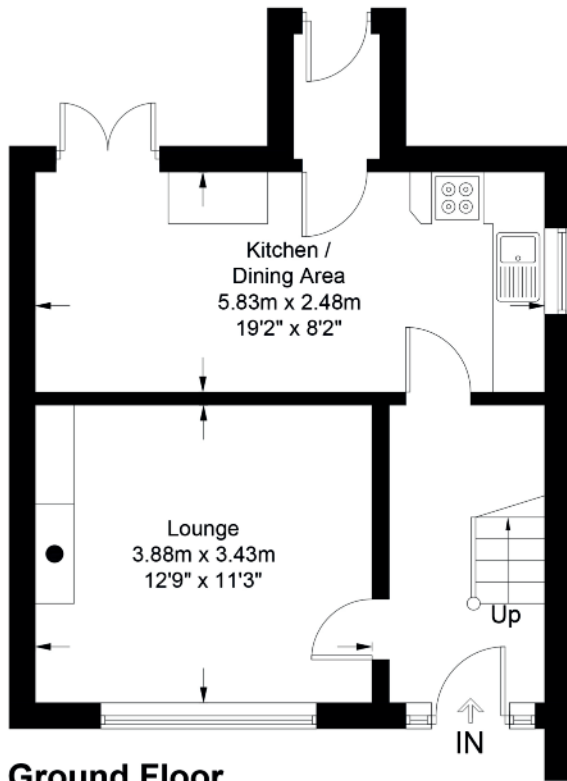
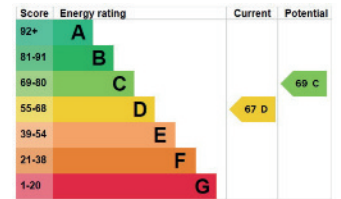


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1135218)



**VALUATION SERVICE**

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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