



46 FULMAR AVENUE, LISBURN, BT28 3HS



- An Extended Semi Detached Property Occupying A Spacious Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Hall With PVC Double Glazed Entrance Door
- Lounge With Decorative Wooden Fire Surround With Granite Inset And Marble Fireplace
- Dining Area With Double Glazed Sliding Patio Doors Leading To Sun Room
- Sun Room With Tiled Floor And PVC Double Glazed Door To Rear Patio Garden
- Kitchen With Integrated Oven And Hob
- Utility Room With Range Of Built In Units / Cloakroom With Low Flush Suite
- Three Bedrooms With Laminated Timber Floor

PRICE: OFFERS IN THE REGION OF £229,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D6I

REF: DL151124SR

- Bathroom With White Suite
 - Part Floored Roofspace With Aluminium Sliding Ladder
 - Enclosed And Spacious Front And Side Garden Laid In Lawn With Tarmac Driveway And Asphalt Parking Area / Enclosed Rear Patio Garden Laid In Paving
 - Detached Garage With Roller Shutter Door
 - Oil Fired Central Heating System / CCTV 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.

LOUNGE:

13' 8" x 13' 1" (4.16m x 3.98m)

Measurements taken to widest points. Decorative wooden fire surround with granite inset and marble fireplace with open fire. Back boiler. Storage under stairs. Open plan to dining area.



DINING AREA:

11' 8" x 8' 8" (3.56m x 2.63m)

Double glazed sliding patio door to sun room. Open plan to lounge.

SUN ROOM:

11' 6" x 9' 8" (3.50m x 2.94m)

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

KITCHEN WITH INTEGRATED OVEN AND HOB:

11' 8" x 7' 5" (3.56m x 2.25m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Part tiled walls. Tiled floor. Recessed spotlights.



UTILITY ROOM:

13' 4" x 8' 6" (4.06m x 2.58m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless Franke steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. Recessed spotlights. PVC double glazed door to rear patio garden.



CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mixer tap and tiled splashback. Close couple low flush wc.



FIRST FLOOR

BEDROOM (1):

13' 9" x 9' 8" (4.20m x 2.95m)

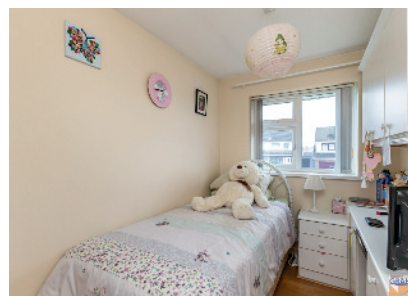
Measurements to include built in robes with sliding doors and fitted interior. Hotpress. Built in storage. Laminated timber floor.



BEDROOM (2):

9' 9" x 9' 8" (2.96m x 2.95m)

Measurements to include range of built in furniture and built in robes with sliding mirror doors and fitted interior. Built in storage. Laminated timber floor.



BEDROOM (3):

10' 3" x 6' 6" (3.13m x 1.97m)

Measurements to include range of built in furniture and built in robe. Laminated timber floor.

BATHROOM:

White suite. PVC panelled bath with mixer tap and Triton electric shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Part tiled walls. Recessed spotlights.



ROOFSPACE:

Aluminium sliding ladder. Part floored. Light.

OUTSIDE

Enclosed and spacious front and side garden laid in lawn with paved path to entrance door. Gated entrance. Tarmac driveway with Asphalt parking area. Double gates to rear patio garden. Enclosed rear patio garden laid in paving. Outside tap and light. External power sockets. PVC oil storage tank. Oil fired boiler. Garden shed.



DETACHED GARAGE:

16' 8" x 9' 9" (5.07m x 2.98m)

Roller shutter door. Light and power. PVC double glazed entrance door.



DIRECTIONS

From Pond Park Road turn onto Nettlehill Road. Turn left onto Fulmar Avenue. Number 46 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:

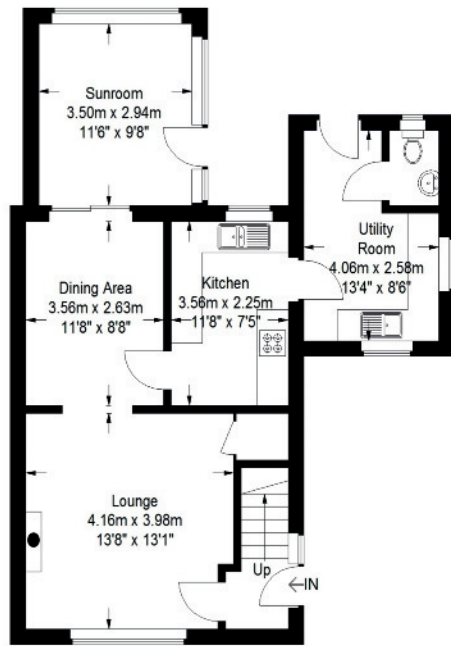
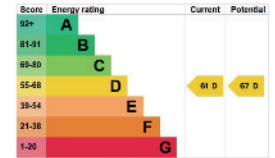
We have been advised the tenure for this property is leasehold and the annual ground rent is £26, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

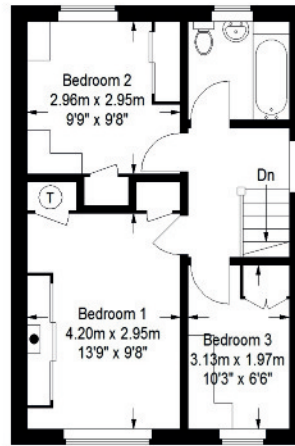
For period April 2024 to March 2025 £1,000.50



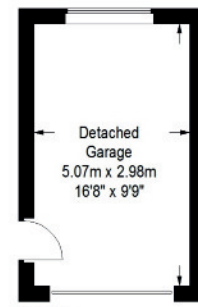
46 Fulmar Avenue



Ground Floor



First Floor



Garage

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1145957)

VALUATION SERVICE

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

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