



9 COTTAGE GARDENS, LISBURN, BT28 3HU



- A Most Impressive And Exceptionally Well Presented Semi Detached Property Occupying A Prime End Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Multi Fuel Burning Stove On Tiled Hearth And Laminated Timber Floor
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances
- Three Good Sized Bedrooms (Two With Laminated Timber Floor)
- Luxury Shower Room
- Part Floored Roofspace With Slingsby Style Ladder

PRICE: OFFERS IN THE REGION OF £177,500

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E52

REF: DL261124HG

- Tarmac Driveway And Parking Area To Front
- Enclosed Rear Garden Laid In Lawn With Paved Patio And Private Aspects
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System With Condensing Type Boiler
- PVC Fascias And Soffits
- PVC Double Glazed Windows



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels. Laminated timber floor. Storage under stairs.



LOUNGE:

13' 3" x 11' 7" (4.05m x 3.54m)

Multi fuel burning stove on tiled hearth. Back boiler. Laminated timber floor.



LUXURY KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

18' 10" x 10' 2" (5.75m x 3.11m)

Range of high and low level units. Marble effect round edge work surfaces. Integrated double Belling oven. Integrated Belling four ring gas hob. Integrated fridge freezer. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Part tiled walls. Tiled floor. Double glazed sliding patio door to rear garden and patio area. PVC double glazed door to side.



FIRST FLOOR

BEDROOM (1):

11' 9" x 11' 8" (3.57m x 3.55m)

Laminated timber floor.



BEDROOM (2):

11' 11" x 11' 8" (3.64m x 3.55m)

BEDROOM (3):

8' 10" x 8' 7" (2.69m x 2.61m)

Laminated timber floor.



LUXURY SHOWER ROOM:

Shower enclosure with Mira Decor electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. PVC panelled walls. Laminated tiled floor. Recessed spotlights. Hotpress.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Tarmac driveway and parking area to front. Enclosed rear garden laid in lawn with paved patio area. Private aspects to rear. Outside tap and light. PVC oil storage tank. Condensing type oil fired boiler.

DETACHED GARAGE:

19' 5" x 11' 3" (5.92m x 3.44m)

Up and over door. Light and power. Round edge work surface. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer.



DIRECTIONS

From Prince William Road turn onto Nettlehill Road. Turn right onto Cottage Gardens. Number 9 is at the end of the cul de sac 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.



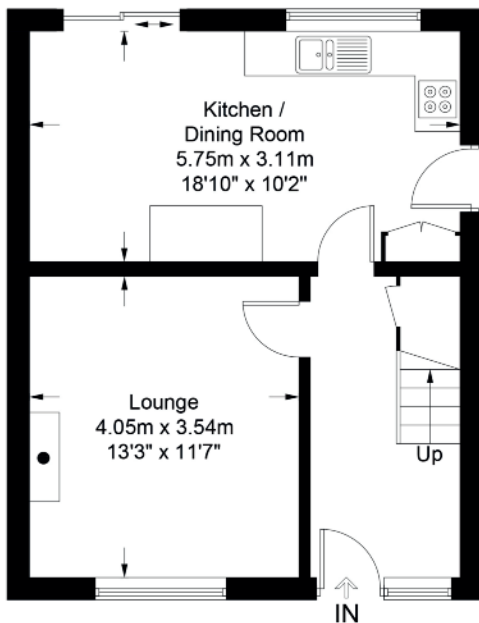
TENURE:

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

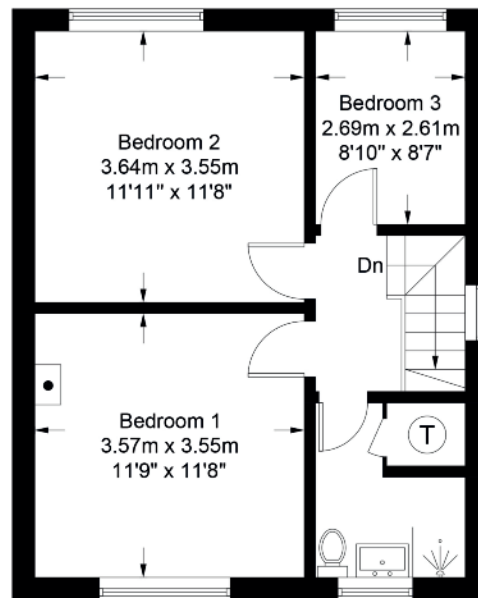
RATES PAYABLE:

For period April 2024 to March 2025 £870.00

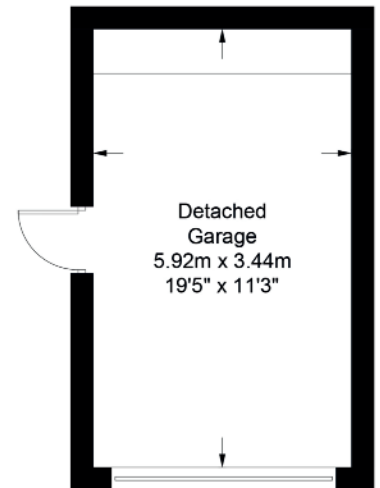
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Ground Floor

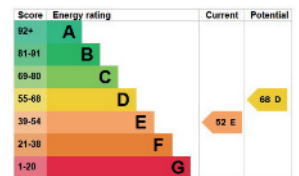


First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1146679)



VALUATION SERVICE

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