



8 FULMAR AVENUE, LISBURN, BT28 3HS

- A Detached Property Situated Within This Popular Residential Location Convenient To Both Lisburn And Belfast And In Close Proximity To Local Schools For All Ages
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Spacious Lounge With Decorative Wooden Surround With Tiled Inset
- Separate Dining Room With Double Glazed Sliding Patio Door And Laminated Timber Floor
- Kitchen With Integrated Appliances
- Three Bedrooms (Two With Under Eaves Storage / One With Laminated Timber Floor)
- Bathroom Including Jacuzzi Style Corner Bath And Quadrant Shower Cubicle

PRICE: OFFERS IN THE REGION OF £214,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING G18

REF: DL271124SR

- Front Garden Laid In Lawn With Paved Path To Entrance Door Plus Tarmac Driveway
- Rear Garden Laid In Lawn With Paved Patio Area And Private Aspects
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System / Alarm System
- PVC Fascias And Soffits
- PVC Double Glazed Windows



ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

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



LOUNGE:

20' 3" x 10' 11" (6.16m x 3.34m)

Measurements taken to widest points. Decorative wooden surround with tiled inset.



DINING ROOM:

11' 3" x 9' 10" (3.44m x 3.00m)

Measurements taken to widest points. Double glazed sliding patio door to rear patio area and garden. Built in storage. Laminated timber floor.

KITCHEN WITH INTEGRATED APPLIANCES:

12' 4" x 8' 0" (3.75m x 2.45m)

Measurements taken to widest points. Range of high and low level units. Round edge work surfaces. Integrated double oven. Integrated hob. Integrated fridge. Extractor unit. Bowl and a half single drainer sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. PVC double glazed door to driveway.



BEDROOM (3):

9' 11" x 8' 6" (3.01m x 2.60m)

Laminated timber floor.



FIRST FLOOR

Gallery landing.

BEDROOM (1):

12' 2" x 10' 11" (3.70m x 3.33m)

Measurements taken to widest points.
Under eaves storage.



BEDROOM (2):

12' 2" x 9' 11" (3.70m x 3.03m)

Under eaves storage.



TILED BATHROOM:

Quadrant shower cubicle with Mira Sport electric shower. Panelled Jacuzzi style corner bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Heated towel rail. Tiled walls. Tiled floor. Recessed spotlights. Hotpress.



OUTSIDE

Front garden laid in lawn with paved path to entrance door. Tarmac driveway. Rear garden laid in lawn with paved patio area. Private aspects to rear. PVC oil storage tank. Outside tap.

DETACHED GARAGE:

21' 4" x 10' 8" (6.51m x 3.26m)

Up and over door. Light and power. Oil fired boiler.



DIRECTIONS

From Pond Park Road turn onto Nettlehill Road. Turn left onto Fulmar Avenue. Number 8 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:

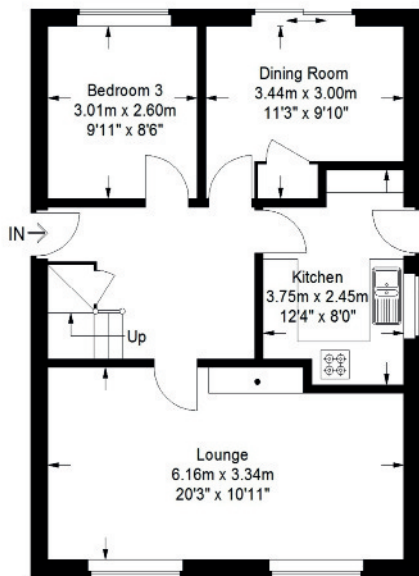
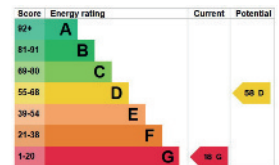
We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

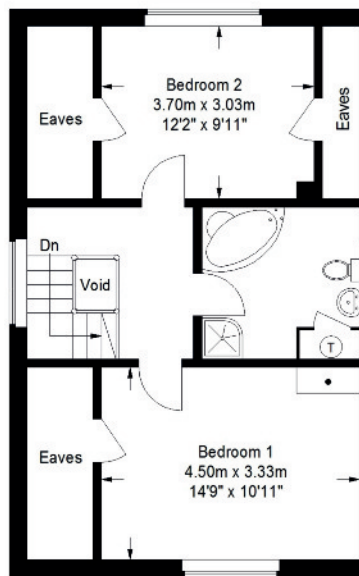
For period April 2024 to March 2025 £1,131.00



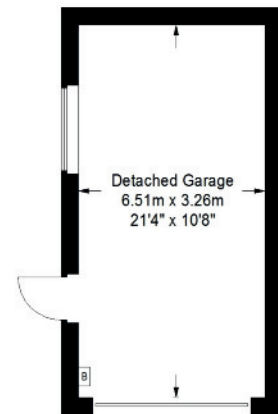
8 Fulmar Avenue



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © 2024 (ID1146015)

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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