



102 Glenmore Drive, Hilden, Lisburn BT28 4RX

OIRO £132,500 Leasehold

A well presented 3 bedroom house in the highly sought after Glenmore area of Lisburn with excellent local amenities nearby.

Mid terrace | Lounge | Kitchen/dining | 3 Bedrooms | Gardens | Off-street parking | Oil fired central heating | PVC Double Glazing | PVC fascias and guttering

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Offering bright and spacious accommodation the property briefly comprises entrance hall, a good sized lounge with feature fireplace, kitchen with dining area, utility room, 3 bedrooms and bathroom.

The property benefits from PVC double glazed windows and external doors, oil fired central heating, and PVC fascia and soffit boards offering a low maintenance finish.

Externally there is a surfaced rear garden with a secure parking space, and neat well maintained front garden in lawn with brick pavior path.

With great accessibility to Lisburn and Belfast via road, and the rail station at Hilden, this property will be of appeal to a wide range of buyers and we strongly recommend early viewing.

Tenure: Leasehold

Parking options: Off Street

GROUND FLOOR :

Entrance hall

PVC double glazed front door. Wooden flooring. Double panelled radiator.

Lounge

w: 3.86m x l: 4.36m (w: 12' 8" x l: 14' 4")

Feature marble fireplace with electric inset fire. Wooden flooring. Cornice. Recessed spotlights. Double panelled radiator.

Kitchen/dining

w: 3.1m x l: 3.63m (w: 10' 2" x l: 11' 11")

Excellent range of high and low level units with cream doors and laminate worktops. 1.5 bowl stainless steel sink unit, mixer tap. Freestanding cooker with double oven and ceramic hob. Extractor over. Freestanding fridge and dishwasher. Spot lights. Part tiled walls. Tiled floor. Single panelled radiator.

Rear Hall / Utility

w: 1.45m x l: 3.1m (w: 4' 9" x l: 10' 2")

Broom cupboard. Wall cupboards. Washing machine and freezer. Tiled floor. PVC rear door.

FIRST FLOOR:

Landing

Bedroom 1

w: 2.65m x l: 3.65m (w: 8' 8" x l: 12')

Double built in wardrobe. Laminate flooring. Double panelled radiator.

Bedroom 2

w: 3.15m x l: 3.28m (w: 10' 4" x l: 10' 9")

Double built in wardrobe. Single panelled radiator.

Bedroom 3

w: 2.5m x l: 2.75m (w: 8' 2" x l: 9')

To include range of wardrobes with sliding mirrored doors. Built in wardrobe. Single panelled radiator.

Bathroom

w: 1.72m x l: 1.91m (w: 5' 8" x l: 6' 3")

White suite comprising panelled bath with 'Triton' electric shower over and screen. Pedestal wash hand basin. Low flush WC. Wall and floor tiling. Spotlights. Single panelled radiator.

Outside

Enclosed front garden with timber fence and gate. Lawn. Brick pavior path.

Enclosed rear garden with double gates. Off street parking space. Oil fired boiler in housing. PVC oil storage tank. Outside tap.



Required info under Trading Standards Guidance

TENURE

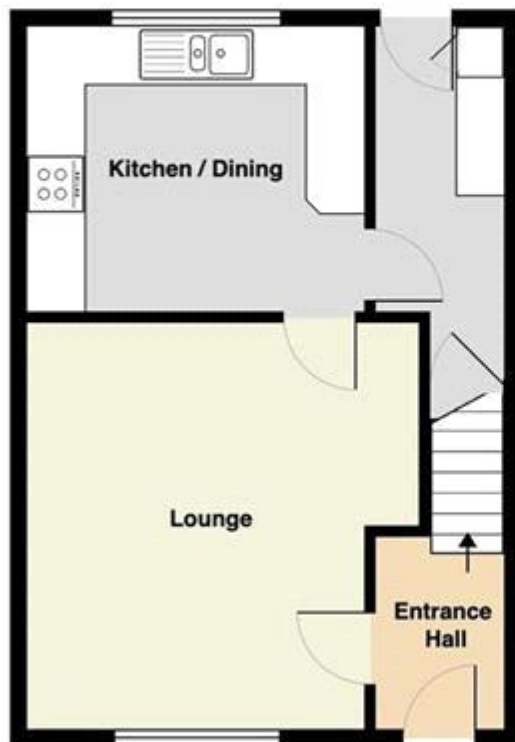
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE

Details from the LPSNI website - estimated domestic rates bill £659.61



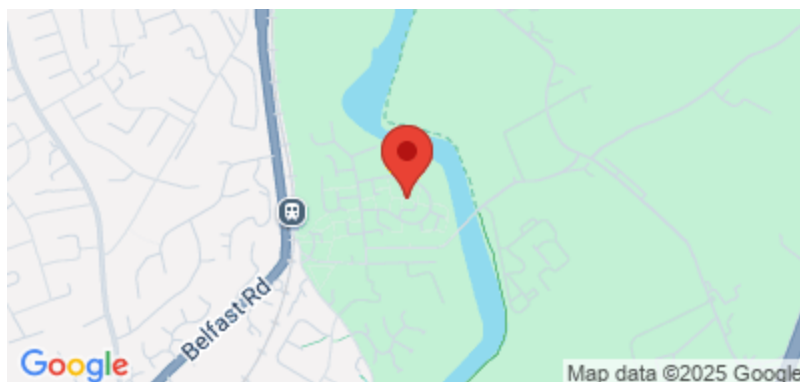
102 Glenmore Drive, LISBURN, BT27 4RX



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)		79
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.