

Outside

Spacious front and side garden, enclosed by mature hedging. Driveway. Enclosed rear garden with raised decked area and paved patio. Outside light and tap. Outside store with light and power and gas fired boiler.

TEMPLETON
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121 Milltown Avenue, Derriaghy

Situated in a popular and convenient location, this attractive semi-detached home offers well-proportioned accommodation ideal for families and first-time buyers alike.

The ground floor comprises a welcoming entrance hall leading to a bright lounge, open plan to the dining area and fitted kitchen, creating a superb flow for modern living and entertaining. Upstairs, there are three bedrooms, with the third currently used as a study and benefiting from a fixed staircase to a floored roofspace, offering excellent additional storage or potential for further use (subject to approvals).

The property benefits from gas fired central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

Externally, there are gardens to the front and rear, along with a generous side garden offering excellent outdoor space. Off-street parking adds further convenience. This is a fantastic opportunity to acquire a spacious home in a sought-after residential setting.

Offers Over
£145,000

121 Milltown Avenue,
LISBURN,
BT28 3TS

Viewing by
appointment with
& through agent
028 9266 1700

Energy Rating	
Epc Type: Domestic	
Current: C69	
Potential: C80	
EPC Landmark Code: 1609-0576-8102-0292-8502	
Epc Certificate	
Very energy efficient - lower running costs	Current Potential
A 92-100	
B 81-91	
C 69-80	
D 55-68	
E 39-54	
F 21-38	
G 1-20	



Lisburn - 028 92 66 1700
Ballyhackamore - 028 90 65 0000
Lisburn Road - 028 90 66 3030
North Down - 028 90 42 4747

www.templetonrobinson.com

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

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Property Features

Semi detached house on a generous corner site

Lounge open plan to dining area

Kitchen with integrated appliances

Three bedrooms, third with fixed staircase to
floored roofspace

Family bathroom with four piece suite

Gas fired central heating and double glazing

Extensive gardens to front side and rear

Off street parking

Viewing highly recommended

Location:

From Derriaghy Road, turn left onto Belsize Road, and
then immediate right onto Milltown Avenue.

Property Comprises



Ground Floor

Composite front door with glass side panel to . . .

ENTRANCE HALL: Ceramic tiled floor, understairs storage.

LOUNGE: 12' 9" x 11' 3" (3.89m x 3.43m) Engineered flooring, bay
window, feature fireplace with wooden surround, tiled inset and
multi-fuel burning stove. Archway to . . .

KITCHEN/DINING: 19' 2" x 8' 2" (5.84m x 2.49m) Range of high
and low level units, 1.5 bowl stainless steel sink unit with mixer tap,
integrated dishwasher, oven and four ring hob with extractor hood
above, microwave, spotlights, ceramic tiled floor, doors to rear.

First Floor

LANDING:

BEDROOM (1): 14' 2" x 9' 0" (4.32m x 2.74m)

BEDROOM (2): 10' 1" x 8' 6" (3.07m x 2.59m) Laminate floor,
cornicing.

BEDROOM (3): 9' 0" x 8' 4" (2.74m x 2.54m) Used as office.

Stairs to . . .

ROOFSpace: 17' 10" x 9' 6" (5.44m x 2.9m) Velux window, eaves
storage.

BATHROOM: Comprising corner bath, shower with tiled inset, low
flush wc, pedestal wash hand basin with mixer tap, fully tiled,

