



42 FULMAR AVENUE, LISBURN, BT28 3HS



- A Most Outstanding And Exceptionally Well Presented Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Composite Entrance Door And Tiled Floor
- Lounge With Laminated Timber Floor
- Dining Area With Laminated Timber Floor
- Luxury Kitchen With Integrated Appliances
- Three Bedrooms (One With Built In Robes With Sliding Doors And Fitted Interior)
- Luxury Tiled Shower Room With Thermostatic Shower And Drencher Head

PRICE: OFFERS IN THE REGION OF £209,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C73

REF: DLI80326SR74

- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Patio Area With Garden Laid In Artificial Grass
- Detached Garage With Up And Over Door
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors
- Excellent C73 Energy Rating For Lower Running Costs

ACCOMMODATION Measurements are approximate

ENTRANCE HALL:

PVC composite entrance door with double glazed side panel. Tiled floor. Recessed spotlights.

LOUNGE:

13' 7" x 13' 1" (4.13m x 3.99m)

Laminated timber floor. Recessed spotlights. Open plan to dining area.

DINING AREA:

12' 1" x 8' 7" (3.68m x 2.62m)

Laminated timber floor. Recessed spotlights. Open plan to lounge. PVC double glazed double doors to rear patio area and garden.

LUXURY KITCHEN WITH INTEGRATED APPLIANCES:

12' 1" x 7' 4" (3.68m x 2.24m)

Range of high and low level units. Work tops. Integrated oven and hob. Integrated fridge freezer. Integrated microwave. Integrated dishwasher. Extractor unit in black stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Tiled splashback. Upstands. Recessed spotlights. Tiled floor. PVC double glazed door to rear patio area and garden.



FIRST FLOOR

LANDING:

Recessed spotlights. Access to roofspace.

BEDROOM (1):

15' 5" x 9' 6" (4.70m x 2.90m)

Measurements to include built in robes with sliding doors and fitted interior. Recessed spotlights.



BEDROOM (2):

9' 11" x 9' 6" (3.02m x 2.90m)

BEDROOM (3):

9' 11" x 6' 5" (3.02m x 1.96m)

Measurements to include built in storage cupboard.



LUXURY TILED SHOWER ROOM:

Shower enclosure with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Wood effect herringbone style tiled floor. Recessed spotlights.



ROOFSPACE:

Aluminium sliding ladder. Part floored. Light and power. Gas fired boiler.

OUTSIDE

Front garden laid in lawn with tarmac driveway. Enclosed rear patio area with garden laid in artificial grass. Outside tap and light.

DETACHED GARAGE:

19' 0" x 11' 4" (5.80m x 3.46m)

Up and over door. Light and power. Range of high and low level units. Granite effect round edge work surface. Plumbed for washing machine.



The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £26. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

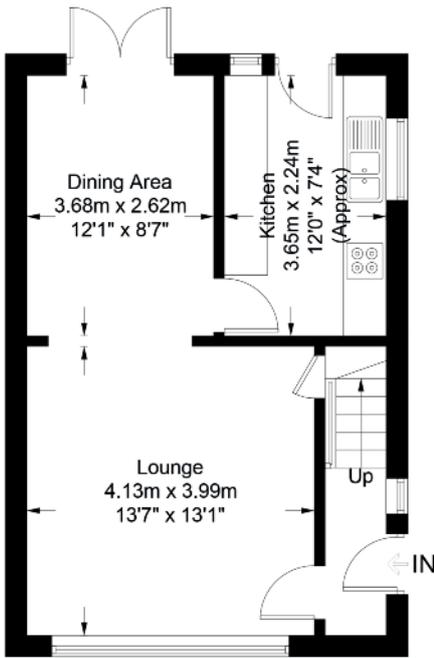
For period April 2025 to March 2026 £887.00

DIRECTIONS

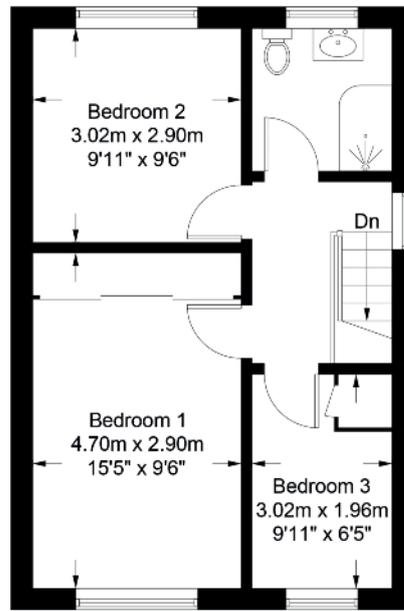
From Pond Park Road turn onto Nettlehill Road. Turn left onto Fulmar Avenue. Number 42 is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

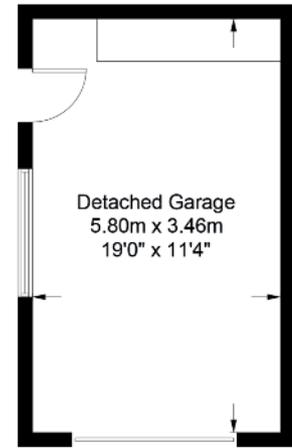
42 Fulmar Avenue



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283601)

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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