



• A Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities

- Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor
- Lounge With Laminated Timber Floor
- Kitchen/Dinette With Integrated Oven And Gas Hob
- Alleyway With PVC Double Glazed Door To Rear Patio Area And Garden
- Three Bedrooms With Laminated Timber Floor (One With Shower En Suite)
- Shower Room With Thermostatic Shower

**PRICE: OFFERS IN THE REGION OF £149,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C69**

**REF: DL230525SR**

- Separate WC With PVC Panelled Walls
- Enclosed Paved Patio Area To Front With Gated Entrance
- Spacious And Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors
- Solar Panels On Roof For Lower Electricity Costs (Please note, solar panels are leased at no charge with owner receiving lower electricity costs. We recommend the purchaser and their solicitor verify the details.)

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door. Tiled floor.

### LOUNGE:

13' 9" x 11' 11" (4.20m x 3.64m)

Decorative wooden surround with coal effect electric fire. Laminated timber floor.

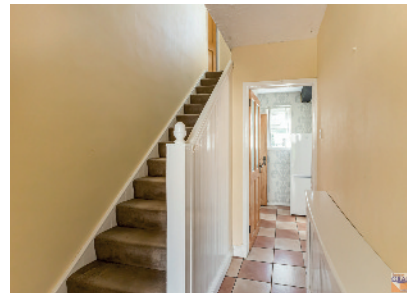
### KITCHEN/DINETTE WITH INTEGRATED OVEN AND GAS HOB:

17' 2" x 6' 9" (5.24m x 2.06m)

Measurements taken to widest points. Range of high and low level units. Granite effect work tops. Integrated oven. Integrated gas hob. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Dining bar. Space for fridge freezer. Plumbed for washing machine. Part tiled walls. Tiled floor. Built in storage cupboard with gas fired boiler.

### ALLEYWAY:

Storage under stairs. Space for tumble dryer. PVC double glazed door to front. PVC double glazed door to rear patio area and garden. Tiled floor.





## FIRST FLOOR

### BEDROOM (1):

11' 11" x 10' 4" (3.64m x 3.16m)

Laminated timber floor.



### BEDROOM (2):

10' 4" x 9' 2" (3.16m x 2.79m)

Laminated timber floor.



### SHOWER EN SUITE:

Shower cubicle with Mira Jump electric shower and bi-folding door. Tiled walls.

### BEDROOM (3):

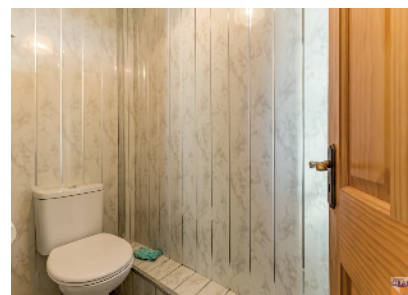
10' 4" x 7' 0" (3.16m x 2.13m)

Built in storage cupboard. Laminated timber floor.



### SHOWER ROOM:

Shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. PVC panelled walls. Laminated timber floor. Recessed spotlights. Separate wc with PVC panelled walls. Separate storage cupboard on landing.



## OUTSIDE

Enclosed paved patio area to front with gated entrance. Spacious and enclosed rear garden laid in lawn with paved patio area. Outside tap. Leased solar panels on roof. (See bullet point).



## DIRECTIONS

From Upper Lisburn Road turn onto Locksley Park. Turn right onto Torr Way. Number 7 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:

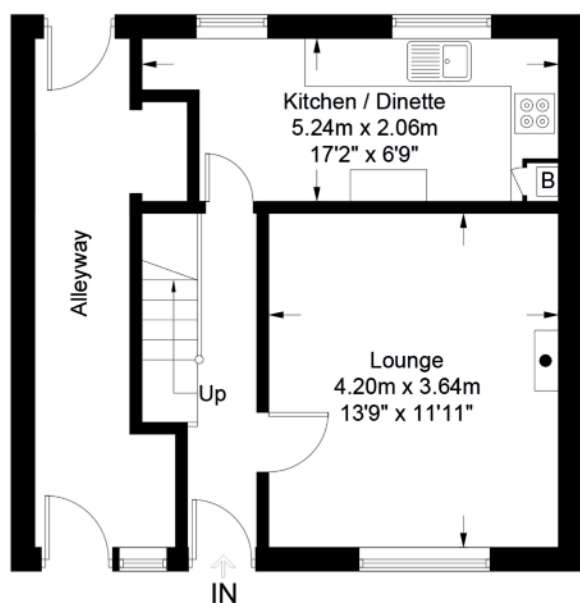
We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

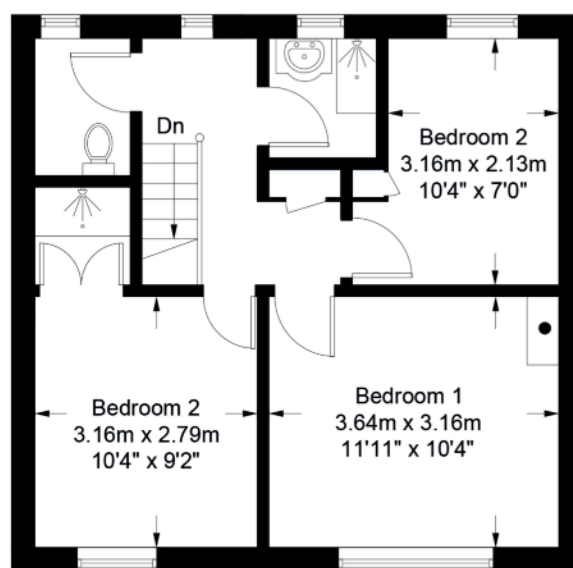
For period April 2025 to March 2026 £743.46



7 Torr Way



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1205182)

## 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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