



203 KILLOWEN GRANGE, LISBURN, BT28 3JF



- A Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Porch With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Wood Effect And Granite Fireplace Plus Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Bedrooms (One With Built in Storage Cupboard)
- Tiled Bathroom With White Suite
- Part Floored Roofspace With Slingsby Style Ladder

PRICE: OFFERS IN THE REGION OF £164,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D67

REF: DL170226SR

- Front Garden Laid In Gravel With Tarmac Driveway
- Enclosed Rear Garden Laid In Artificial Grass With Decking Area
- Large Garden Shed With Light And Power Plus Store With Low Flush Suite
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows



ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

PVC double glazed entrance door with double glazed side panels. Storage cupboard. Laminated timber floor.



LOUNGE:

15' 3" x 12' 3" (4.64m x 3.74m)

Measurements taken to widest points. Wood effect and granite fireplace with open fire. Storage under stairs. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

15' 3" x 10' 3" (4.64m x 3.13m)

Range of high and low level units. Quartz effect work tops. Integrated double oven. Integrated five ring gas hob. Extractor unit in black stainless steel canopy. Single drainer composite sink unit with swan neck mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls. Tiled floor. Recessed spotlights. Mahogany effect PVC double glazed double doors to rear decking area and garden.



FIRST FLOOR

BEDROOM (1):

13' 6" x 8' 1" (4.12m x 2.46m)

Measurements taken to widest points.



BEDROOM (2):

9' 5" x 8' 8" (2.86m x 2.65m)

BEDROOM (3):

11' 10" x 6' 11" (3.61m x 2.10m)

Measurements to include built in storage cupboard.



TILED BATHROOM:

White suite. Panelled shower bath with mixer tap and Triton electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights. Separate storage cupboard on landing.



ROOFSPACE:

Slingsby style ladder. Part floored. Gas fired boiler.

OUTSIDE

Front garden laid in gravel with shrubbery. Tarmac driveway. Enclosed rear garden laid in artificial grass with decking area. Outside tap and light.

LARGE GARDEN SHED:

Mahogany effect PVC double glazed entrance door with double glazed side panels. Light and power. Store with low flush suite.



DIRECTIONS

From Glenavy Road turn into Killowen Grange. At the end of the road turn right then continue to the end of the road and turn right. Number 203 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 £35, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £769.00



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

203 Killowen Grange

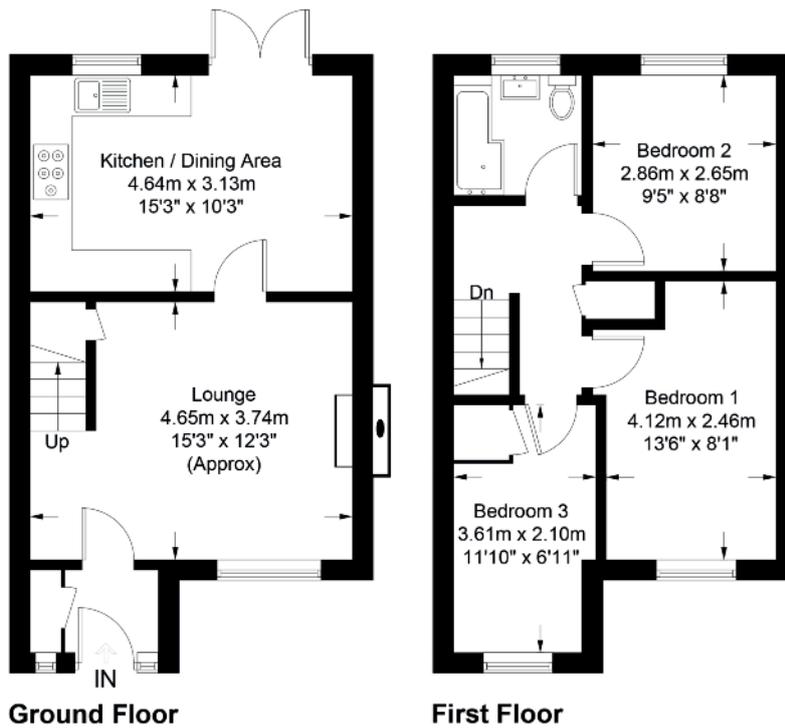


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VALUATION SERVICE

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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