



31 GLEBE CLOSE, MAGHERALIN, BT67 0SU

- An Excellent Semi Detached Property Occupying A Prime Setting Within This Highly Desirable Location
- Lounge With Oak Fireplace And Oak Laminated Timber Floor
- Spacious Kitchen And Dining Area With Integrated Appliances And Double Glazed Door To Patio
- Three Bedrooms With Laminated Timber Floors

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

- Bathroom With White Suite Including Shower Bath
- Enclosed Patio Garden With South Westerly And Private Aspects
- Detached Garage And Tarmac Driveway
- Gas Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

REF:HG201025DL

- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- An excellent opportunity to acquire one of these popular properties, we strongly recommend early viewing

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Tiled floor. Coving. Storage under stairs with gas boiler.

LOUNGE:

4.44m (14'7") x 3.77m (12'4")

Oak fireplace with cast iron inset and slate hearth. Oak laminated timber floor. Coving.



SPACIOUS KITCHEN AND DINING AREA:

5.85m (19'2") x 3.35m (11'0")

Range of high and low level units. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Integrated double oven. Ceramic hob. Extractor hood. Under unit lighting. Integrated fridge and freezer. Part tiled walls. Tiled floor. Plumbed for washing machine. PVC double glazed door leading to patio area.



FIRST FLOOR

BEDROOM (1):

3.85m (12'8") x 3.10m (10'2")

Laminated timber floor. Built in robes. Coving.



BEDROOM (2):

3.39m (11'1") x 3.10m (10'2")

Laminated timber floor. Coving.



BEDROOM (3):

2.70m (8'10") x 2.45m (8'0")

Laminated timber floor. Coving.

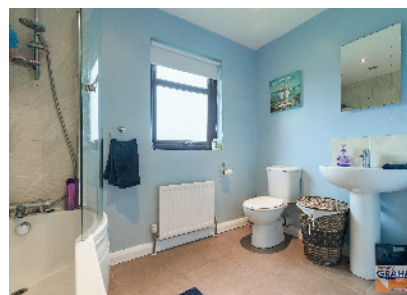


BATHROOM:

Shower bath with tiled surround. Mixer tap with shower attachment. Pedestal wash hand basin. Tiled splashback. Close couple low flush WC. Ceramic tiled floor. Spotlights. Built in storage cupboard.

ROOFSPACE:

Wooden folding ladder to partly floored roofspace.



OUTSIDE:

Cul de Sac setting. Front garden laid in lawn. Tarmac driveway. Enclosed patio garden with south westerly and private aspects. Paved patio area. timber deck area. Raised bed with shrubs. Outside tap and light

DETACHED GARAGE:

5.15m (16'11") x 3.48m (11'5")

Up and over door. Light and power.



TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £25, we recommend the purchaser and their solicitor verify the details.

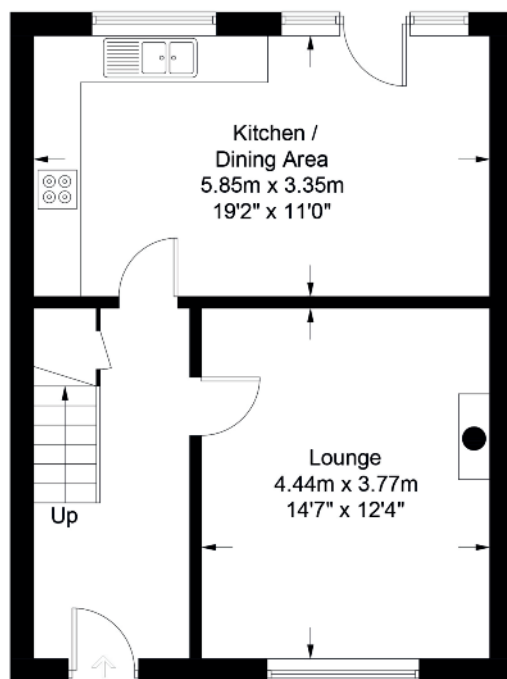
RATES PAYABLE: For period April 2025 to March 2026 £1,003.11

DIRECTIONS: From Lurgan Road turn into New Forge Road and then left into Steps Road and then turn left into Parklands, proceed into Glebe Close, number 31 is on the left.

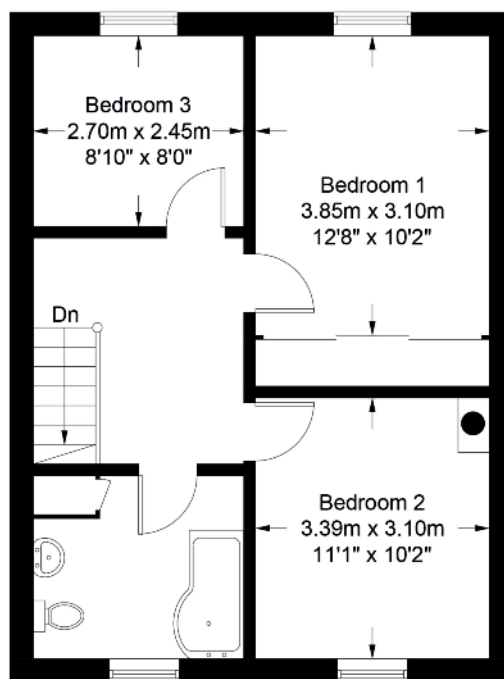
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



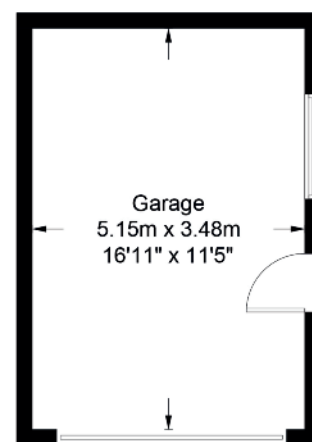
31 Glebe Close, Magheralin



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © 2025 (ID1249939)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.