



## **2 AYRSHIRE AVENUE, LISBURN, BT28 2WF**



- A Spacious Townhouse Property Occupying A Pleasant Setting Within This Highly Desirable And Convenient Residential Location
- Lounge With Laminated Timber Floor
- Spacious Kitchen And Dining Area With Integrated Appliances / Utility Room
- Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms (One With Shower Room En Suite)
- Bathroom With Bath And Quadrant Shower Cubicle With Mira Electric Shower
- Small Side Garden And One Allocated Car Parking Space

**PRICE: OFFERS IN THE REGION OF £199,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C78**

**REF:DL04062612HG**

- Gas Fired Central Heating System
- PVC Double Glazing
- Excellent C78 Energy Efficiency Rating
- Ideal Starter Home, Early Viewing Recommended

## ACCOMMODATION:

Measurements are approximate.

## ENTRANCE HALL:

Laminated timber floor. Double glazed entrance door. Recessed spotlights. Oak staircase. Storage under stairs with light.

## CLOAKROOM:

Low flush suite. Close couple low flush WC. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback.

## LOUNGE:

4.32m (14'2") x 3.93m (12'11")

Laminated timber floor. Recessed spotlights.

## SPACIOUS KITCHEN AND DINING AREA:

5.02m (16'6") x 3.81m (12'6")

Measurement taken to widest points. Range of high and low level units. Granite effect worktops. Bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Integrated oven and gas hob. Integrated dishwasher and fridge freezer. Part tiled walls. Recessed spotlights.

## UTILITY ROOM:

Range of built in units. Single drainer stainless steel sink unit. Mono style mixer tap. Plumbed for washing machine. Part tiled walls. Built in cupboard with gas fired boiler.



## FIRST FLOOR

**BEDROOM (1): 3.95m (13'0") x 3.23m (10'7")**

**SHOWER ROOM ENSUITE:** Large shower cubicle. Thermostatic shower. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Close couple low flush WC. Chrome finish heated towel rail.

**BEDROOM (2): 4.29m (14'1") x 2.71m (8'11")**

Measurement taken to widest point and to include built in robe with sliding mirror doors. Laminated timber floor.

**BEDROOM (3): 3.78m (12'5") x 2.54m (8'4")**

Measurement taken to widest point and to include built in robe with sliding mirror doors. Laminated timber floor.

**BATHROOM:** White suite. Panelled bath. Centre mount mixer tap. Shower attachment. Quadrant shower cubicle. Mira electric shower. Pedestal wash hand basin. Mono style mixer tap. Close couple low flush WC. Chrome finish heated towel rail. Separate hotpress on landing. Wooden folding ladder to roofspace.

**OUTSIDE:** Small side garden. One allocated parking space.

**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2026 to March 2027 £1,095

**SERVICE CHARGE:** A service charge of £208 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

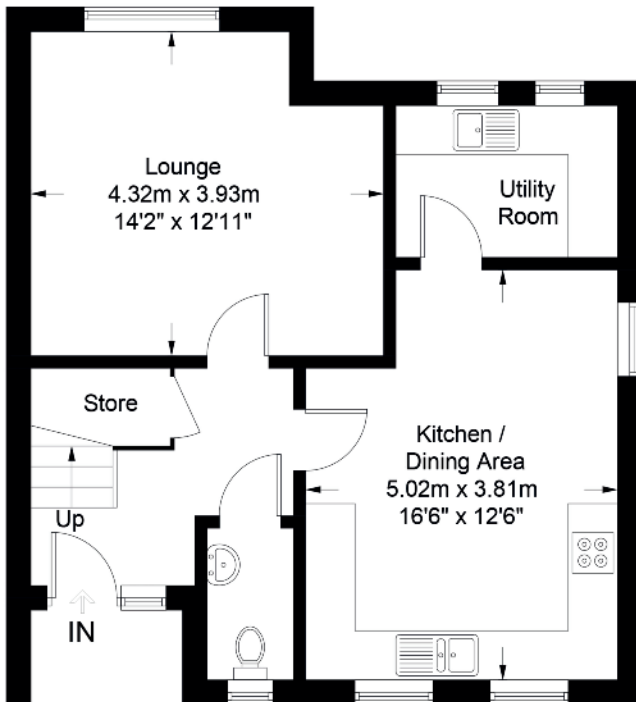
**DIRECTIONS:** From Knockmore Road turn into Ayrshire Avenue, number 2 is on the right.



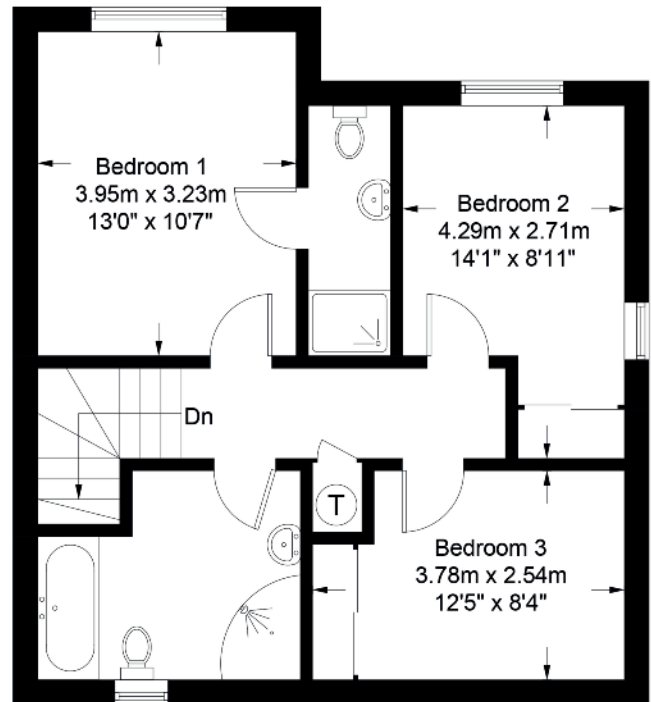
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 2 Ayrshire Avenue, Lisburn

Approximate Gross Internal Area = 103.4 sq m / 1112 sq ft



**Ground Floor**  
543 sq ft / 50.5 sq m



**First Floor**  
569 sq ft / 52.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1305394)

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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](http://www.hgraham.co.uk)

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