



47 GLENMORE WALK, LISBURN, BT27 4RY

- A Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Hilden Train Halt
- Entrance Porch With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Mahogany And Tiled Fireplace Plus Laminated Timber Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	74 C
39-54	E		
21-38	F		
1-20	G		

- Kitchen/Dining Area
- Two Bedrooms With Laminated Timber Floor (One With Built In Storage Cupboard)
- Bathroom With White Suite
- Enclosed Front Patio Garden Laid In Paving

PRICE: OFFERS IN THE REGION OF £109,950

VIEWING BY APPOINTMENT THROUGH AGENTS

REF: DL211125SR

- Enclosed Rear With Brick Set Parking Area
- Private Aspects To Front Overlooking Green
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

PVC double glazed entrance door. Laminated timber floor.

LOUNGE:

14' 10" x 9' 5" (4.53m x 2.86m)

Mahogany and tiled fireplace with cast iron inset. Laminated timber floor.



KITCHEN/DINING AREA:

14' 10" x 10' 4" (4.53m x 3.16m)

Range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Extractor unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Storage under stairs. Part tiled walls. Tiled floor. PVC double glazed door to rear patio garden.



FIRST FLOOR

BEDROOM (1):

14' 10" x 9' 5" (4.53m x 2.86m)

Laminated timber floor. Built in storage cupboard.



BEDROOM (2):

10' 5" x 7' 3" (3.18m x 2.21m)

Laminated timber floor.



BATHROOM:

White suite. Wood panelled bath with Triton electric shower. Wash hand basin. Low flush wc. Part tiled walls. Tiled floor. Built in storage cupboard. Separate hotpress on landing.



OUTSIDE

Enclosed front patio garden laid in paving with gated entrance. Private aspects to front overlooking green. Enclosed rear. Brick set parking area with double gates. PVC oil storage tank. Brick set boiler house with oil fired boiler. Outside tap.

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 £636.86

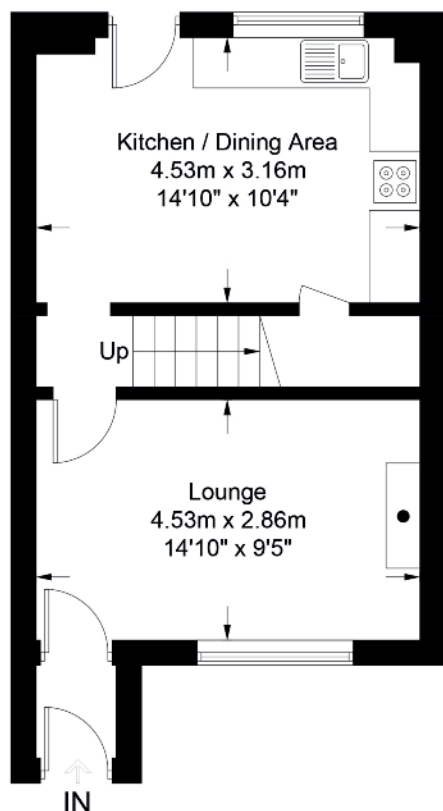
DIRECTIONS

From Grand Street turn onto Mill Street. Turn left into Glenmore Park. Take the third left to stay on Glenmore Park. At the end of the road turn right. The rear of 47 Glenmore Walk will be at the end of the road.

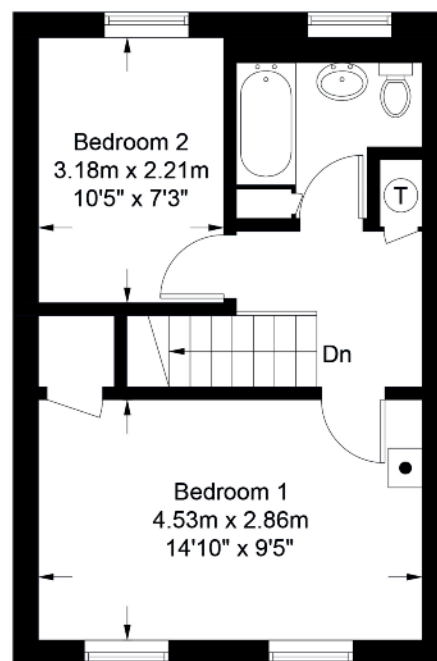
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



47 Glenmore Walk



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1258718)

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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