



25 PALMER AVENUE, LISBURN, BT28 3QB

- A Well Presented Semi Detached Property Situated Within This Highly Desirable Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Porch With PVC Double Glazed Sliding Entrance Door
- Entrance Hall With PVC Composite Entrance Door And Laminated Timber Floor
- Lounge With Mahogany And Granite Fireplace
- Open Plan Dining Area
- Conservatory With PVC Double Glazed Door To Rear Patio Area
- Kitchen

PRICE: OFFERS IN THE REGION OF £209,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D67

REF: DL190126SR

- Three Bedrooms With Laminated Timber Floor
 - Tiled Shower Room With Thermostatic Shower
 - Floored Roofspace With Aluminium Sliding Ladder
 - Front Garden Laid In Lawn With Tarmac Driveway And Gated Entrance / Enclosed Rear Paved Patio Area With Gravel Area And Covered Tarmac Area
 - Garage With Up And Over Door
 - Gas Fired Central Heating System
 - PVC Fascias And Soffits
 - PVC Double Glazed Windows And External Doors
- ACCOMMODATION** Measurements are approximate



ENTRANCE PORCH:

PVC double glazed sliding entrance door. Tiled floor.

ENTRANCE HALL:

PVC composite entrance door with double glazed side panels. Laminated timber floor. Storage under stairs.



LOUNGE:

12' 10" x 10' 6" (3.90m x 3.21m)

Mahogany and granite fireplace with electric fire. Open plan to dining area.

DINING AREA:

10' 10" x 10' 2" (3.29m x 3.11m)

Open plan to lounge.



CONSERVATORY:

10' 10" x 9' 9" (3.31m x 2.96m)

PVC double glazed door to rear patio area. Tiled floor.

KITCHEN:

12' 4" x 7' 4" (3.76m x 2.23m)

Range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Extractor unit in stainless steel and glass canopy. Single drainer composite sink unit with Franke swan neck mixer tap. Plumbed for washing machine. Tiled walls. Wood effect tiled floor. Recessed spotlights. PVC double glazed door to conservatory.



FIRST FLOOR

BEDROOM (1):

12' 9" x 10' 0" (3.89m x 3.06m)

Measurements to include built in robes. Laminated timber floor.



BEDROOM (2):

10' 10" x 10' 3" (3.30m x 3.13m)

Measurements to include built in robes with sliding mirror doors and fitted interior. Laminated timber floor.



BEDROOM (3):

9' 9" x 7' 7" (2.97m x 2.32m)

Measurements taken to widest points and to include built in storage. Laminated timber floor.



TILED SHOWER ROOM:

Large shower cubicle with thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Wood effect tiled floor. Recessed spotlights.



ROOFSPACE:

Gas fired boiler. Aluminium sliding ladder. Floored. Gable window. Light.

OUTSIDE

Front garden laid in lawn with gravel flower bed. Tarmac driveway with double gates. Enclosed rear paved patio area with gravel area. Patio area to rear. Covered tarmac area. Outside tap and light.



GARAGE:

16' 3" x 9' 2" (4.95m x 2.79m)

Up and over door. Light and power. Work bench.



DIRECTIONS

From Lester Avenue turn onto Palmer Avenue. Number 25 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 freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £955.29



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

25 Palmer Avenue



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1267489)

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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