



70B GLENNAVY ROAD, LISBURN, BT28 3UT



- A Well Presented Detached Bungalow Occupying A Spacious And Elevated Setting Within This Popular Semi Rural Location
- Open Entrance Porch
- Entrance Hall With Panelled Entrance Door And Laminated Timber Floor
- Lounge With Mahogany And Granite Fireplace With Open Fire
- Kitchen/Dining Area With Integrated Oven and Gas Hob
- Three Good Sized Bedrooms With Solid Wood Floor And Built In Storage
- Shower Room With Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £259,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E48

REF: DLI70226SR

- Front Garden Laid In Lawn With Paved Patio Area Plus Paved Patio Area With Summer House
- Enclosed And Private Rear Patio Garden Laid In Paving
- Detached Garage With Up And Over Electric Door
- Oil Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL:

Panelled entrance door with double glazed side panels. Laminated timber floor. Large hotpress.

LOUNGE:

18' 0" x 11' 0" (5.49m x 3.36m)

Mahogany and granite fireplace with open fire. Bay window.

KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

21' 10" x 10' 8" (6.66m x 3.26m)

Measurements taken to widest points. Range of high and low level units. Woodgrain effect effect round edge work surfaces. Integrated double oven. Integrated gas hob. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Part tiled walls. Recessed spotlights in kitchen. PVC composite double glazed door to rear patio garden.



BEDROOM (1):

12' 1" x 9' 5" (3.68m x 2.88m)

Built in robes with fitted interior. Solid wood floor.



BEDROOM (2):

12' 1" x 8' 9" (3.68m x 2.67m)

Built in robe with fitted interior. Solid wood floor.



BEDROOM (3):

10' 8" x 9' 5" (3.26m x 2.88m)

Built in storage cupboard. Solid wood floor.



SHOWER ROOM:

White suite. Large shower cubicle with thermostatic shower. Plumbed for electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Low level units with granite effect work surface. PVC panelled walls. Recessed spotlights.



OUTSIDE

Spacious front garden laid in lawn with paved patio area. Paved patio area to front with summer house and garden shed. Long driveway with concrete parking area. Gated entrance. Mature trees and shrubbery. Enclosed and private rear patio garden laid in paving. Paved area to side. PVC oil storage tank. Outside tap and light.



DETACHED GARAGE:

19' 1" x 18' 5" (5.81m x 5.61m)

Up and over electric door. Range of high and low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit. Work bench. Plumbed for washing machine. Oil fired boiler. Light and power.



DIRECTIONS

From Prince William Road turn onto Ballymacash Road. Continue straight onto Glenavy Road. Number 70b 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:

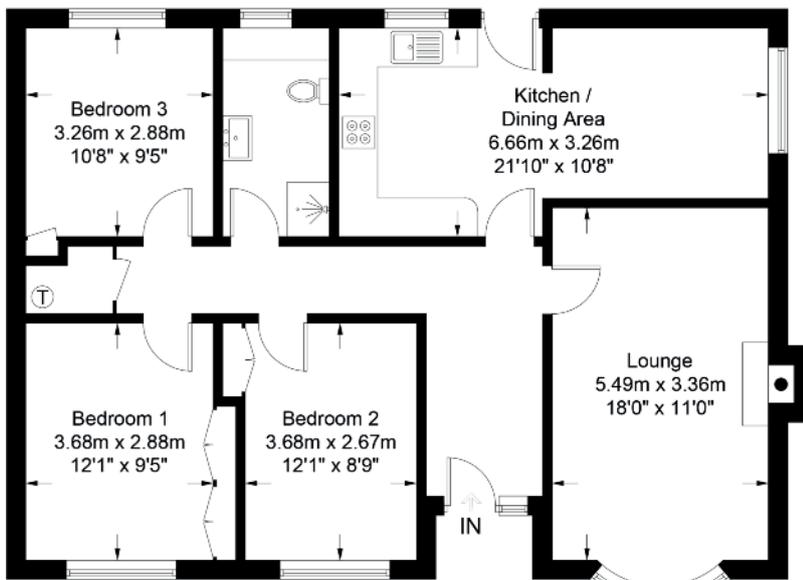
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

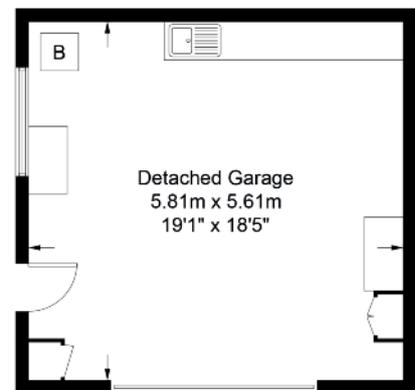
For period April 2025 to March 2026 £1,410.00



70b Glenavy Road



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1273283)

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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