



181 KILLOWEN GRANGE, LISBURN, BT28 3JF

- A Well Presented Semi Detached Property Occupying A Prime End Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Porch With PVC Entrance Door And Tiled Floor
- Lounge With Wooden And Tiled Fireplace Plus Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms (One With Built In Robes With Sliding Mirror Doors And Fitted Interior)
- Tiled Bathroom With White Suite Including Mira Sport Electric Shower
- Front Garden Laid In Gravel With Driveway

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D56

REF: DL24042670SR

- Enclosed Rear Garden Laid In Lawn With Paved Patio Area And Area To Side
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

PVC entrance door with double glazed side panels. Tiled floor. Cloakroom.

LOUNGE:

15' 5" x 12' 5" (4.70m x 3.79m)

Wooden and tiled fireplace with open fire. Bow window. Laminated timber floor. Storage under stairs. Open plan to kitchen/dining area.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

15' 5" x 10' 5" (4.70m x 3.17m)

Range of high and low level units. Polished granite effect round edge work surfaces. Integrated oven. Integrated gas hob. Integrated fridge. Integrated freezer. Extractor unit in stainless steel canopy. Circular stainless steel sink unit with drainer and mono style mixer tap. Plumbed for washing machine. Part tiled walls. Laminated timber floor. Open plan to lounge. PVC double glazed door to rear patio area and garden. PVC double glazed double doors to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

12' 1" x 8' 9" (3.69m x 2.66m)

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



BEDROOM (2):

10' 10" x 8' 2" (3.31m x 2.49m)

BEDROOM (3):

12' 0" x 6' 11" (3.65m x 2.11m)

Measurements to include built in storage cupboard.



TILED BATHROOM:

White suite. Panelled shower bath with mixer tap and Mira Sport electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights. Separate hotpress on landing.



OUTSIDE

Front garden laid in gravel with driveway. Enclosed rear garden laid in lawn with paved patio area and area to side. PVC oil storage tank. Oil fired boiler. Outside tap and light.



DIRECTIONS

From Glenavy Road turn into Killowen Grange. At the end of the road turn right. Continue to the end of the road and turn right. Take the second left into the cul de sac. Number 181 is at the end.

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TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £30. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2026 to March 2027 £833.00



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

181 Killowen Grange

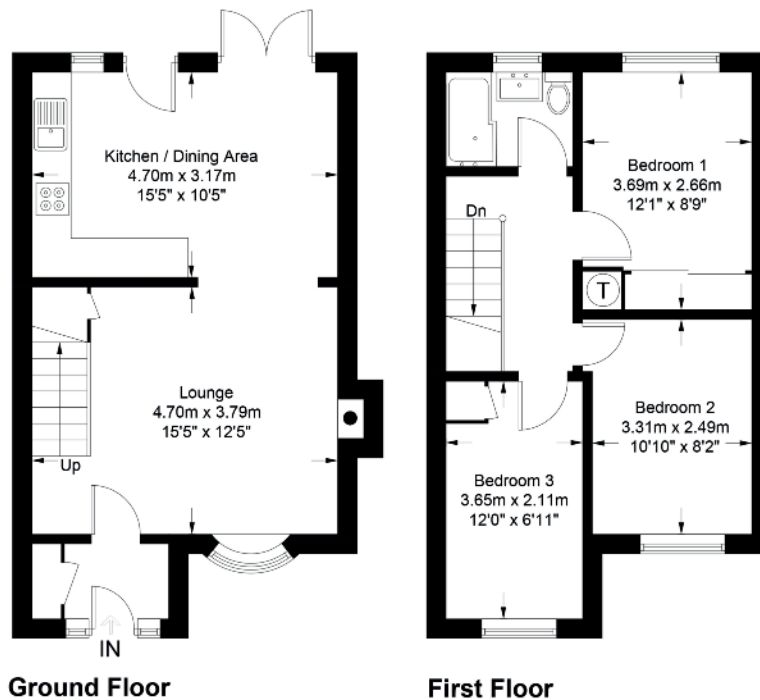


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VALUATION SERVICE

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

www.hgraham.co.uk

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