



## **14 WESTBOURNE TERRACE, LISBURN, BT28 3AG**

- A Most Impressive Mid Terrace Property Pleasantly Situated Within This Convenient And Ever Popular Location Close To Lisburn City Centre
- Entrance Hall With PVC Double Glazed Entrance Door And Oak Effect Laminated Timber Floor
- Lounge With Bay Window And Oak Effect Laminated Timber Floor
- Dining Area With Lined Oak Effect Laminated Timber Floor
- Luxury Kitchen/Dining Area With Integrated Appliances
- Two Bedrooms
- Luxury Bathroom With Roll Top Bathtub And Large Shower Enclosure

**PRICE: OFFERS IN THE REGION OF £164,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C70**

**REF: DL220524SR**

- Vehicle Access To Rear With Carparking Space Enclosed By Double Gates
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Excellent C70 Energy Rating For Lower Running Costs

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door. Oak effect laminated timber floor. Original plaster moulded corbels.



### LOUNGE:

**12' 7" x 9' 8" (3.83m x 2.94m)**

Measurements taken into bay window and to include built in display shelves. Oak effect laminated timber floor. Archway to dining room.



### DINING AREA:

**10' 5" x 9' 11" (3.18m x 3.03m)**

Lined oak effect laminated timber floor. Archway to dining area and kitchen.

### LUXURY KITCHEN AND DINING AREA WITH INTEGRATED APPLIANCES:

**14' 10" x 12' 6" (4.52m x 3.81m)**

Measurements taken to widest points. Excellent range of high and low level units. White quartz effect work surfaces. Inset stainless steel sink unit. Swan neck mixer tap. Integrated oven and ceramic hob. Extractor hood in stainless steel canopy. Integrated fridge freezer. Plumbed for washing machine and dishwasher. Part tiled walls. Built in cupboard with gas fired combi boiler. Oak effect laminated timber floor. PVC double glazed double doors leading to patio and parking area.



## FIRST FLOOR

### BEDROOM (1):

13' 8" x 10' 4" (4.17m x 3.15m)

Measurement taken to widest points.



### BEDROOM (2):

10' 6" x 7' 6" (3.20m x 2.28m)

Measurement taken to widest points.



### LUXURY BATHROOM:

Feature rolltop bathtub. Mixer tap and shower attachment. Large walk in shower enclosure with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Oak effect laminated timber floor. Chrome finish heated towel rail. Recessed spotlights.



### OUTSIDE

Forecourt with steel railing with pedestrian gate. Enclosed patio and parking area with double gates and vehicle access to rear of property.

Please note, photos are from stock and may differ slightly from the property.

### 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 2024 to March 2025 £804.75

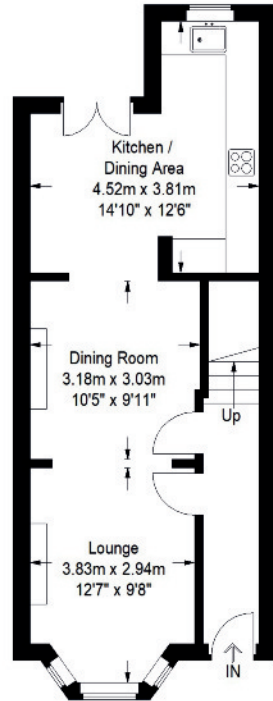
### DIRECTIONS

From Lisburn city centre proceed along Antrim Road. Number 14 Westbourne Terrace is on the left.

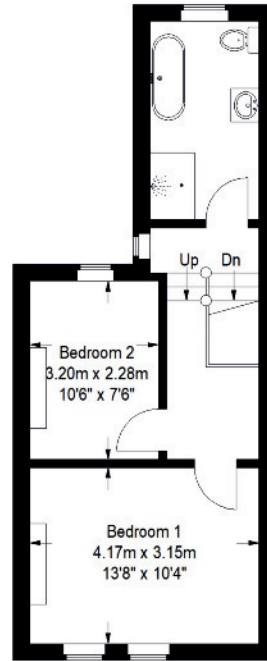
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



14 Westbourne Terrace

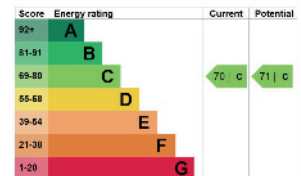


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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**VALUATION SERVICE**

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

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