



106 Avonmore Park

Lisburn, BT28 1NJ



Offers over £129,950



Nest Estate agents are thrilled to bring to the market this superb three bedroom mid-terrace property located within the sought after Avonmore area, Lisburn. This property perfectly combines convenience and style, internally this home offers three well proportioned bedrooms, family bathroom, large lounge, kitchen with informal dining area and downstairs w/c. Externally the property offers both front and rear gardens. Perfectly combining comfort, style, and convenience, this beautifully presented property offers spacious living areas and modern interiors —ideal for families, first-time buyers, or investors alike. Located just minutes from Lisburn city centre, local schools, shops, and transport links, this home provides the perfect blend of suburban peace and everyday practicality. To arrange a viewing contact Nest Estate Agents on 028 9343 8090.

HALLWAY 6'11" x 5' (2.11m x 1.52m)
uPVC external door with glazed inset leading to hallway. Wood effect laminate flooring. Access to stairway.

LIVING ROOM 13'11" x 14'6" (4.24m x 4.42m)
Wood effect laminate flooring, electric fireplace.

KITCHEN 9'7" x 14 (2.92m x 4.27m)
Range of high and low level units with contrasting formica worktops. Tiled splashback with mosaic border. Stainless steel overhead extractor fan. Plumbed for appliances. uPVC external door leading to rear garden.

TOILET 2'11" x 5'3" (0.89m x 1.60m)
Low flush w/c. Floating pedestal sink unit with chrome taps. Chrome towel radiator.

HALL 2'11" x 3 (0.89m x 0.91m)

STORAGE 2' x 11" x 3'2" (0.61m x 3.35m x 0.97m)

BEDROOM 1 10'1" x 10'7" (3.07m x 3.23m)
Wood effect vinyl flooring. Built-in storage.

STORAGE 3'3" x 2'8" (0.99m x 0.81m)

BEDROOM 2 10'7" x 11'3" (3.23m x 3.43m)
Wood effect vinyl flooring, built-in storage.

STORAGE 3'11 x 2'8" (1.19m x 0.81m)

BEDROOM 3 7'10" x 7'11" (2.39m x 2.41m)

STORAGE 2'11" x 1'11" (0.89m x 0.58m)

LANDING 6'3" x 10'7" (1.91m x 3.23m)
Access to roofspace.

STORAGE 2'11" x 2'8" (0.89m x 0.81m)
BATHROOM 6'3" x 5'5" (1.91m x 1.65m)
Three piece bathroom suite comprising panelled bath, low flush w/c, floating vanity unit with mixer tap. Overhead chrome shower unit. PVC multi-panels.

OUTSIDE
Front lawn with paved pathway, surrounding wooden fence. Low maintenance rear garden finished in decorative stones and artificial grass. Surrounding wooden fence. Outside tap. Outside light.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.