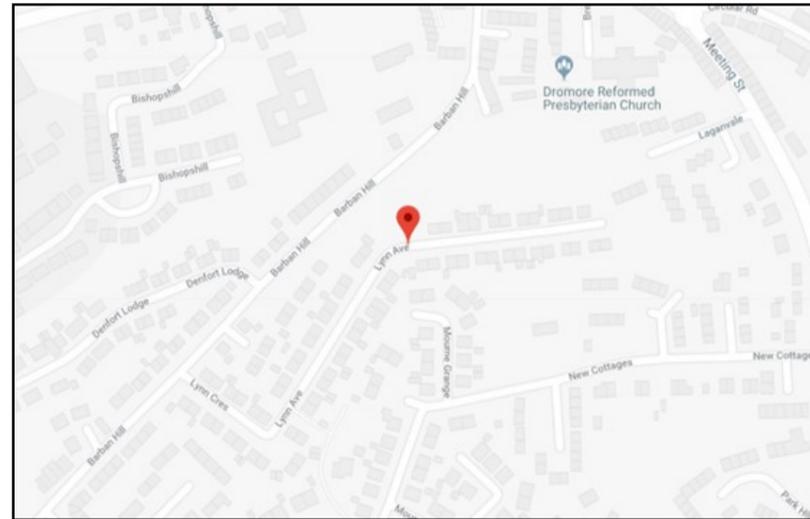


**LOCATION**



Not to Scale  
Does not form part of contract  
Permit Number: 20092  
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**VIEWING**

By appointment with agent

**FINANCIAL ADVICE**

Our Independent Financial advise service is designed to help you purchase property. This service is free and without obligation. Please speak with us to arrange an appointment

[Find us on Facebook](#)



**VALUATIONS**

If you are thinking or selling, we offer free valuations and advice on all aspects on home ownership.

**ENERGY PERFORMANCE CERTIFICATE**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100)	A		
(81 - 91)	B		
(69 - 80)	C		
(55 - 68)	D		63
(39 - 54)	E		
(21 - 38)	F	32	
(1 - 20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
RRR: 0361-2976-0773-9228-1115			

**McClelland Salter**



EPC Rating F32

**37 LYNN AVENUE**  
**BARBAN HILL DROMORE BT25 1PZ**

**Offers Around**  
**£114,950**

12 Bachelors Walk, Lisburn  
Co Antrim BT28 1XJ  
Tel: 028 9267 4121  
Info@mccllelandsalter.co.uk

McClelland Salter has not tested any equipment, apparatus, fittings, heating or services and cannot verify that these are in working order. These particulars do not in any way constitute an offer of contract and none of the above statements are to be relied upon as a statement or a representation of fact. The intending purchaser must satisfy himself as to each of the above or any other statement. The agent nor person in their employ has no authority to make or to give any representation or warranty to this property. Any photographs displayed or attached to brochures may have been taken with a digital camera or a wide angle lens.

**ENTRANCE HALL:**

UPVC double glazed entrance door. Open tread staircase to first floor. Laminate flooring. Understairs storage area.

**LOUNGE:**

**16' 3" x 11' 1" (4.950m x 3.375m)**

Feature pine fireplace with cast iron inset and slate hearth. Back boiler. Laminate flooring.

**DINING ROOM:**

**11' 2" x 8' 5" (3.391m x 2.568m)**

Laminate flooring. Open plan to:

**UPVC DOUBLE GLAZED**

**CONSERVATORY: 12' 10" x 8' 8" (3.913m x 2.630m)**

Tiled floor. Wired for wall lights. UPVC french doors to rear patio.

**FITTED KITCHEN:**

**14' 2" x 8' 5" (4.324m x 2.565m)**

Excellent range of high and low level units. Single drainer stainless steel sink unit. Part tiled walls. Tiled floor. Plumbed for washing machine. Vented for tumble dryer. Electric cooker circuit. Extractor fan. Display cabinets. Part tiled walls.

**BEDROOM THREE:**

**9' 8" x 7' 12" (2.942m x 2.427m)**

**REFITTED BATHROOM:**

White suite. Panelled bath with mixer taps. Shower screen. Triton electric shower. Pedestal wash hand basin. Low flush WC. Fully tiled. PVC panelled ceiling. Hotpress.

**LANDING:**

Laminate flooring.

**BEDROOM ONE:**

**12' 8" x 11' 0" (3.869m x 3.360m)**

**BEDROOM TWO:**

**11' 5" x 11' 3" (3.486m x 3.419m)**

Built in wardrobe. Veluxe window. Access to eaves storage. Built in wardrobe.

Front garden in lawn. Tarmac driveway. Completely enclosed low maintenance rear garden. Outside light and tap. Oil fired boiler. Garden shed.

**A beautifully presented semi detached bungalow with fabulous conservatory to the rear.**

**The property is surprisingly spacious extending to over 1,050 sq ft. There is a downstairs bedroom and bathroom which will appeal to those who want ground floor living accommodation. Upstairs there are two further double bedrooms, great for family living or storage.**

**Lynn Avenue is situated a few minutes walk from shops, schools and Dromore Town Centre.**

**Excellent value - view soon!**

- UPVC double glazing
- UPVC eaves, soffits and guttering
- Dual link heating
- Seclude low maintenance rear garden
- Regular bus service in the area

