



Rushmore Park,

**Offers in the region of £94,950**



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# Rushmore Park, Lisburn, County Antrim

## Offers in the region of £94,950

Pleasantly situated in this sought after and convenient location just off the Knockmore Road, No. 7 is a great starter or investment purchase. Accommodation comprises entrance hall, lounge with fireplace, modern fitted kitchen/ dining area, downstairs Wc. Three bedrooms to the first floor with white bathroom suite. The property benefits from oil fired heating, enclosed rear yard area and car parking to the front.

### ENTRANCE HALL

Laminate flooring

### LOUNGE

4.09m x 3.51m (13'5" x 11'6")

Feature fireplace

### KITCHEN / DINING ROOM

5.33m x 3.51m (17'6" x 11'6")

Extensive range of high and low level units, electric oven and hob unit, single drainer stainless steel sink unit, mixer tap, under stairs storage.

### CLOAKROOM/WC

Low level Wc, wash hand basin.

### FIRST FLOOR LANDING

Built-in hot press.

### BEDROOM 1

3.51m x 2.97m (11'6" x 9'9")

Built-in robes

### BEDROOM 2

3.48m x 3.12m (11'5" x 10'3")

Laminate flooring

### BEDROOM 3

2.57m x 2.13m (8'5" x 7'0")

laminate flooring.

### BATHROOM

White suite comprising panelled bath, wash hand basin, low level Wc, electric shower unit, wall and floor tiling.

### OUTSIDE

Car parking to front, enclosed rear yard, oil fired boiler and oil storage tank.

### EPC

### FLOOR PLANS

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only

#### Auction Disclaimer

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