



44 ROSEVILLE PARK, LISBURN, BT27 4XU

- A Most Outstanding And Exceptionally Well Presented End Terrace Property Occupying A Prime Setting Within This Ever Popular And Convenient Residential Location
- Lounge With Attractive Fireplace And Oak Laminated Timber Floor
- Luxury Re-fitted Kitchen And Dining Area With Integrated Appliances And French Doors Leading To Patio Garden
- Bedrooms One And Three Have Been Combined (the original three bedroom layout could be easily reinstated, if required)
- Luxury Tiled Bathroom With White Suite, Mira Shower And Chrome Finish Heated Towel Rail
- Pleasant Front Garden With Tall Hedge And South Westerly Aspects

PRICE: OFFERS IN THE REGION OF £149,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D57

REF:HG070425CG

- Enclosed Patio Garden To Side And Rear With Private Aspects
 - Timber Storage Shed And Outside Store
 - Gas Fired Central Heating System With Combi Boiler
 - PVC Double Glazed Windows And External Doors
 - PVC Facias And Soffits / Oak Finish Internal Doors
- This superb property has been extensively upgraded and beautifully decorated throughout to make it the ideal starter home. Outside, there are various seating areas to relax and enjoy the sunshine at all times of the day and also benefit from the open aspects over parkland to front. Formally, a three bedroom house, bedrooms 1 and 3 have been combined to make one spacious bedroom with private outlooks to the front, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Oak laminated timber floor.

LOUNGE: 4.57m (15'0") x 3.83m (12'7")

Measurement taken to widest points. Attractive fire surround with feature tiled inset and hearth. Oak laminated timber floor.

LUXURY RE FITTED KITCHEN AND DINING AREA:

4.90m (16'1") x 2.55m (8'4")

Range of high and low level units. Oak effect worktops. Composite bowl and a half sink unit. Swan neck mixer tap. Integrated oven and ceramic hob. Filter hood in stainless steel and glass canopy. PVC double glazed french doors leading to patio garden. Plumbed for washing machine and dishwasher. Oak laminated timber floor. Storage under stairs.



FIRST FLOOR LANDING:

Glazed balustrade and built in cupboard.



BEDROOM (1) AND BEDROOM (3) COMBINED:

4.90m (16'1") x 3.70m (12'2")

Measurement taken to widest points. Oak Laminated timber floor. See floorplans.



BEDROOM (2):

3.55m (11'8") x 2.96m (9'9")

Measurement to include range of built in robes with sliding doors. Oak laminated timber floor.



LUXURY TILED BATHROOM:

White suite. Panelled bath. Mira electric shower. Oak wash stand with ceramic wash bowl and mono style mixer tap. Close couple low flush wc. Tiled walls. Laminated floor. Chrome finish heated towel rail. Pine panelled ceiling.



OUTSIDE:

Spacious front garden laid in lawn and gravel bed with tall hedge and palm tree. Enclosed and private patio garden to side and rear. Outside store and timber storage shed. Outside tap and light.

TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

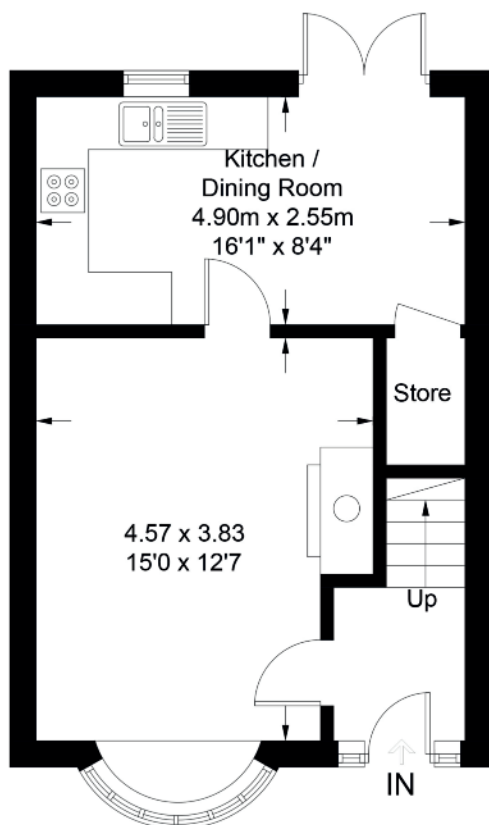
For period April 2024 to March 2025 £565.50

DIRECTIONS: From Queens Road turn into New Street, at T junction turn right into Millbrook Road and then second left into parking area, number 44 is on the right.

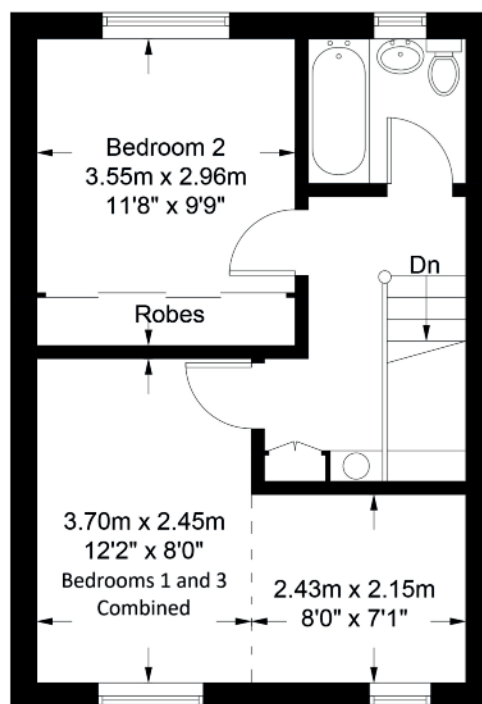
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion. The owners of this property are related to a member of staff.



44 Roseville Park, Lisburn



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1186699)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	64 D
39-54	E		
21-38	F		
1-20	G		

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