



## 31 ROSEVILLE PARK, LISBURN, BT27 4XT



- A Semi Detached Property Occupying A Spacious Setting Within This Popular And Convenient Residential Location In Close Proximity To Lisburn City Centre
- Entrance Hall With PVC Double Glazed Entrance Door
- Lounge With Decorative Wooden And Tiled Fireplace Plus Laminated Timber Floor
- Kitchen/Dining Area
- Three Bedrooms (Two With Laminated Timber Floor)
- Wetroom With Redring Electric Shower
- Spacious Front Garden Laid In Lawn With Path To Entrance Door

**PRICE: OFFERS IN THE REGION OF £139,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING F30**

**REF: DL230525SR**



- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- External Store
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels.

### LOUNGE:

**14' 11" x 12' 6" (4.55m x 3.82m)**

Measurements taken to widest points. Decorative wooden and tiled fireplace with open fire. Laminated timber floor. Bow window.



### KITCHEN/DINING AREA:

**15' 11" x 8' 4" (4.84m x 2.55m)**

Range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Concealed extractor unit. Bowl and a half single drainer sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Recessed spotlights. Hotpress. PVC double glazed door to rear patio area and garden.



## FIRST FLOOR

### BEDROOM (1):

11' 4" x 9' 7" (3.46m x 2.93m)

Measurements to include built in storage area.



### BEDROOM (2):

12' 2" x 7' 7" (3.72m x 2.32m)

Measurements to include built in storage area. Laminated timber floor.



### BEDROOM (3):

9' 2" x 8' 0" (2.80m x 2.44m)

Measurements to include built in storage cupboard. Laminated timber floor.



### WETROOM:

Shower area with Redring electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls.



## OUTSIDE

Spacious front garden laid in lawn with path to entrance door. Enclosed rear garden laid in lawn with paved patio area. Outside tap and light. PVC oil storage tank. External store with oil fired boiler. Path to side.



## DIRECTIONS

From Victoria Crescent/Millbrook Walk turn onto Roseville Park. Number 31 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.



## TENURE:

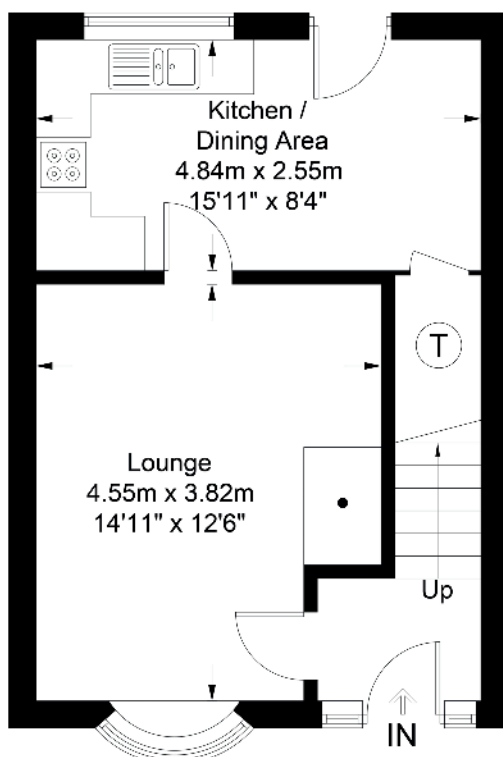
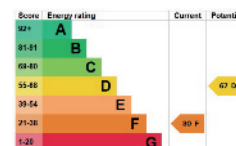
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

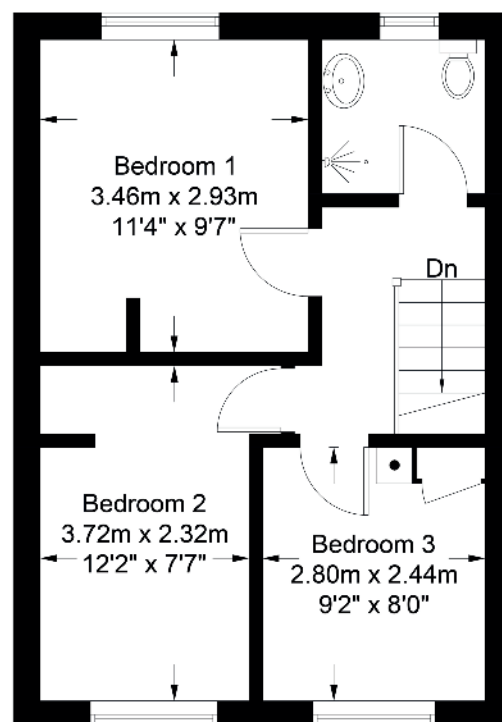
For period April 2025 to March 2026 £591.37



31 Roseville Park



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID1204195)

## VALUATION SERVICE

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

**www.hgraham.co.uk**

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.