



## **38 RUSKIN HEIGHTS, LISBURN, BT27 5PT**

- An Exceptionally Well Presented Semi Detached Property Occupying A Prime End Of Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Sprucefield
- Entrance Hall With Mahogany Panelled Entrance Door And Semi Solid Oak Floor
- Spacious Lounge With Decorative Wooden And Tiled Fireplace And Bay Window
- Dining Room With Semi Solid Oak Floor And Mahogany Effect PVC Double Glazed Double Doors
- Kitchen/Dining Area With Integrated Double Oven And Hob / Utility Room
- Three Good Sized Bedrooms (One With Luxury Tiled Shower Room En Suite And Built In Robes)
- Luxury Tiled Bathroom With White Suite

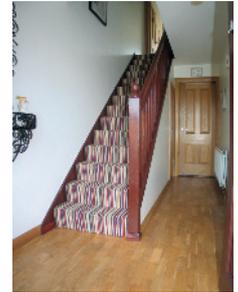
**PRICE: OFFERS IN THE REGION OF £159,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D66**

**REF: MK201120SR**

- Garden To Front Laid In Gravel With Spacious Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Brickset Patio Area
- Attached Garage With Up And Over Door
- Oil Fired Central Heating System / Mahogany Effect PVC Fascias And Soffits
- Majority Mahogany Effect PVC Double Glazed Windows



**ACCOMMODATION** Measurements are approximate

**ENTRANCE HALL:**

Mahogany panelled entrance door with double glazed side panels. Semi solid Oak floor. Storage under stairs.



**LOUNGE:**

**18' 1" x 12' 9" (5.52m x 3.88m)**

Bay window. Decorative wooden and tiled fireplace with open fire. Semi solid Oak floor. Double doors through to dining room.



**DINING ROOM:**

**12' 7" x 8' 8" (3.83m x 2.64m)**

Semi solid Oak floor. Mahogany effect PVC double glazed double doors to rear patio area and garden.

**KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:**

**16' 8" x 10' 0" (5.07m x 3.06m)**

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated double Hotpoint oven. Integrated Zanussi hob. Concealed extractor hood. Plumbed for dishwasher. Part tiled walls. Chinese slate tiled floor. Mahogany effect PVC double glazed door to rear patio area and garden. Under unit lighting.



**UTILITY ROOM:**

**8' 11" x 6' 7" (2.71m x 2.01m)**

Range of high and low level units. Wood strip effect round edge work surfaces. Single drainer stainless steel sink unit. Plumbed for washing machine. Access to attached garage. Mahogany effect PVC double glazed door to rear patio area and garden.



## FIRST FLOOR

### LANDING:

Hotpress. Recessed spotlights.

### BEDROOM (1):

12' 3" x 11' 3" (3.73m x 3.44m)

Built in robes. Two built in storage cupboards.



### LUXURY TILED SHOWER ROOM EN SUITE:

Shower cubicle with Mira Event electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights.

### BEDROOM (2):

13' 10" x 9' 6" (4.22m x 2.89m)

Measurements taken to widest points.



### BEDROOM (3):

13' 10" x 9' 1" (4.22m x 2.77m)

Measurements taken to widest points.

### LUXURY TILED BATHROOM:

White suite. Bath tub with centre mount mixer tap. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Wood effect tiled floor. Recessed spotlights.



## OUTSIDE

Garden to front laid in gravel with spacious tarmac driveway. Enclosed rear garden laid in lawn with brickset patio area. Oil storage tank. Outside tap and light.



### ATTACHED GARAGE:

19' 4" x 10' 0" (5.89m x 3.05m)

Range of built in units. Granite effect round edge work surfaces. Up and over door. Light and power. Oil fired boiler.

## DIRECTIONS

From Hillsborough Old Road turn into Saintsbury Avenue. Take the first left into Ruskin Park. Continue into Ruskin Heights. Number 38 is at the end of the cul de sac.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



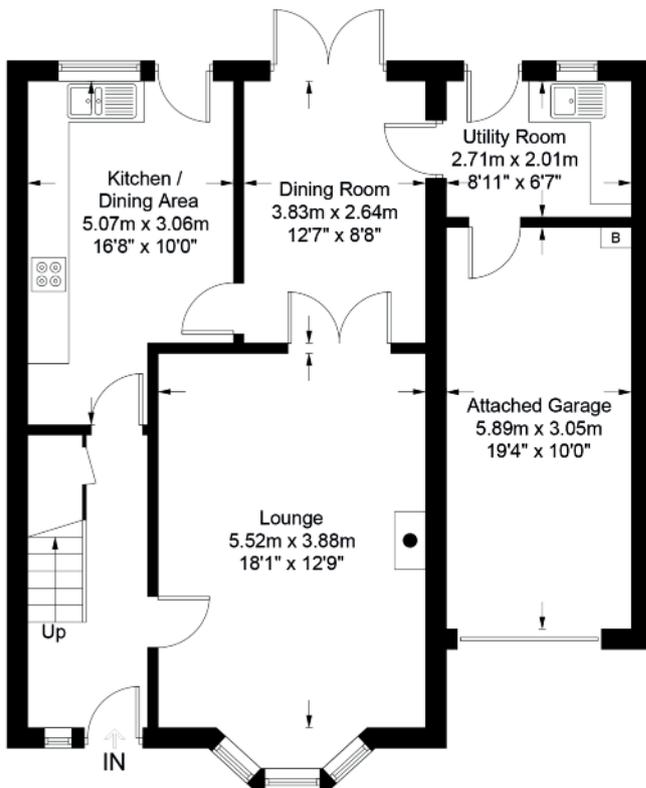
**TENURE:**

We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

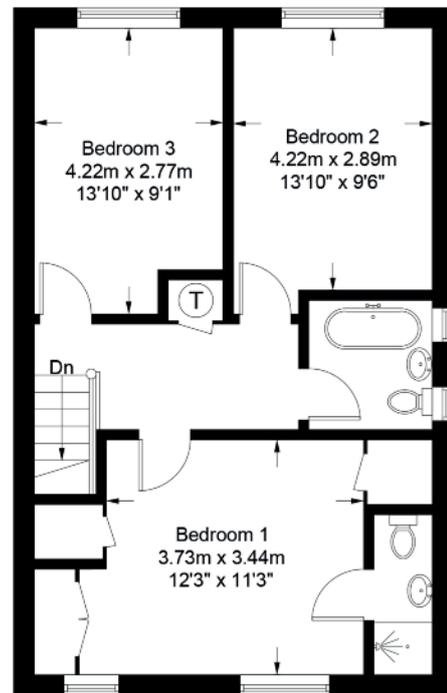
**RATES PAYABLE:**

For period April 2020 to March 2021 £1,082.48

**38 Ruskin Heights**

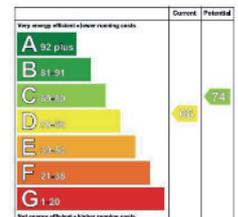


**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID711004)



**VALUATION SERVICE**

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

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

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