



2 RATHVARNA PARK, LISBURN, BT28 2UX

- An Excellent Mid Terrace Property Occupying A Cul De Sac Setting
- Lounge And Hall With Maple Semi Solid Floor
- Oak Fitted Kitchen And Dining Area With Integrated Appliances And Granite Effect Work Surfaces
- Three Bedrooms With Oak Effect Laminated Timber Floors And Built In Robes
- Bathroom With White Suite Plus Shower Cubicle With Triton Electric Shower
- Paved Area To Front And Rear Garden With Patio Area
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits

PRICE: OFFERS IN THE REGION OF £92,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D67

REF:MK050820HG

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Maple semi solid floor.



LOUNGE:

4.25m (13'11") x 3.46m (11'4")

Maple semi solid floor. Glazed double doors to Entrance Hall.



OAK FITTED KITCHEN/DINING AREA:

5.38m (17'8") x 3.46m (11'4")

Range of high and low level units. Granite effect work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven and ceramic hob. Extractor canopy. Plumbed for washing machine. Part tiled walls. Under unit lighting. Storage under stairs with light. PVC double glazed door to Rear Garden.



FIRST FLOOR:

BEDROOM (1):

3.50m (11'6") x 3.17m (10'5")

Built in robe. Oak effect laminated timber floor.



BEDROOM (2):

3.52m (11'7") x 2.84m (9'4")

Built in robe. Oak effect laminated timber floor.



BEDROOM (3):

2.52m (8'3") x 2.18m (7'2")

Built in robe. Oak effect laminated timber floor.

BATHROOM:

White suite. Bath. Separate shower cubicle with Triton electric shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor. Chrome finish heated towel rail.



SEPARATE HOTPRESS AND BUILT IN STORE ON LANDING:

OUTSIDE:

Paved area to front. Rear garden with paved patio area. Oil fired boiler. PVC oil storage tank.

TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2020 to March 2021 £521.91

DIRECTIONS:

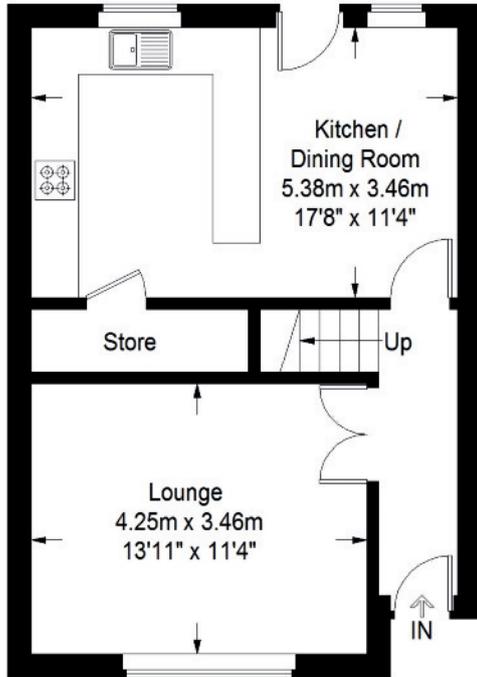
From Ballymacash Road turn into Rathvarna Drive then turn left into Rathvarna Park, number 2 is on the right.

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

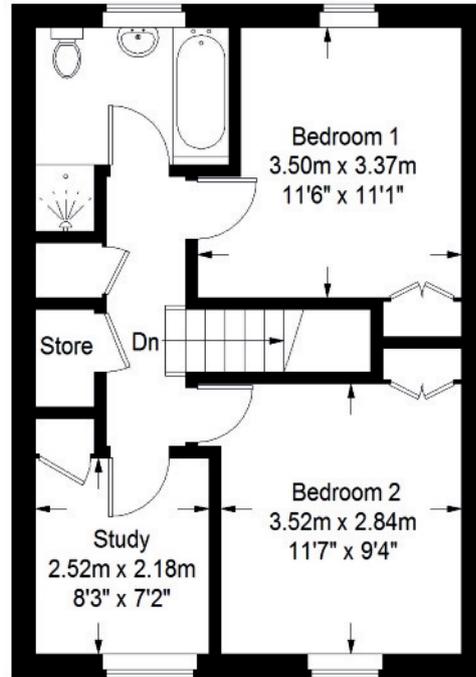


2 Rathvarna Park, Lisburn

Approximate Gross Internal Area = 85.8 sq m / 924 sq ft

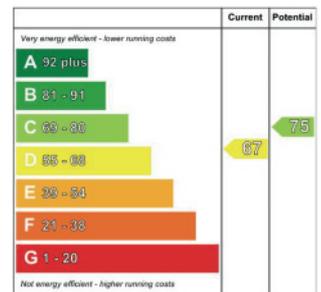


Ground Floor
42.6 sq m / 459 sq ft



First Floor
43.2 sq m / 465 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © 2020 (ID668063)



VALUATION SERVICE

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

www.hgraham.co.uk

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