



23 FOUNTAIN CRESCENT, LISBURN, BT28 3WB

- A Most Outstanding And Well Presented Semi Detached Property Occupying A Pleasant Setting Within This Highly Desirable And Convenient Residential Location
- Entrance Hall With Oak Laminated Timber Floor
- Lounge With Oak And Granite Fireplace With Gas Fire
- Modern Fitted Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors To South Facing Rear Garden
- Three Bedrooms (One With Luxury Shower Room En Suite)
- Bathroom With White Suite
- Front Garden And Brick Set Driveway

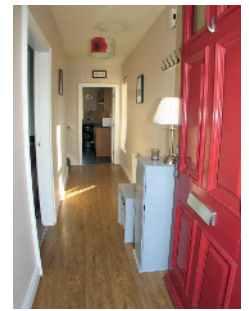
PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING

REF:MK151020HG

- Enclosed And South Facing Rear Garden With Paved Patio Area
- Gas Fired Central Heating System
- PVC Double Glazed Windows
- An Excellent Starter Home, We Strongly Recommend Viewing



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Oak laminated timber floor.

LOUNGE:

3.97m (13'0") x 3.7m (12'2")

Oak and granite fireplace with gas fire.



MODERN FITTED KITCHEN/DINING AREA:

5.09m (16'8") x 3.46m (11'4")

Range of high and low level units. Granite effect work surfaces. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated oven and gas hob. Extractor hood in stainless steel canopy. Integrated fridge freezer. Integrated dishwasher. Part tiled walls. Tiled floor. Recessed spotlights. Under unit lighting. Worcester gas fired combi boiler. PVC patio doors leading to South facing paved patio area and rear garden.



CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal wash hand basin with mono style mixer tap. Tiled floor.



FIRST FLOOR

BEDROOM (1):

4.01m (13'2") x 2.8m (9'2")

LUXURY SHOWER ROOM EN SUITE:

Quadrant shower cubicle with thermostatic shower with drencher head and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled floor. Recessed spotlights.



BEDROOM (2):

3.51m (11'6") x 3.19m (10'6")

Measurements taken to widest points.

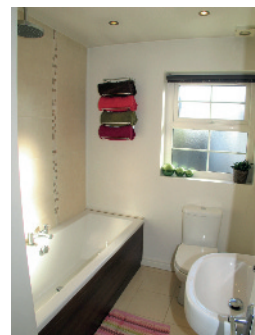


BEDROOM (3):

2.91m (9'7") x 2.21m (7'3")

BATHROOM:

White suite. Panelled bath. Centre mount mixer tap. Thermostatic shower and shower screen. Floating wash hand basin with mono style mixer tap. Close couple low flush wc. Recessed spotlights. Tiled floor. Part tiled walls. Separate airing cupboard.



OUTSIDE

Front garden laid in lawn and flower beds. Brickset driveway. Enclosed and South facing rear garden laid in lawn and paved patio area.

RATES PAYABLE:

For period 2020 to 2021 £811.86

SERVICE CHARGE:

Service charge and tenure to be advised, we recommend the purchaser and their solicitor verify the details.

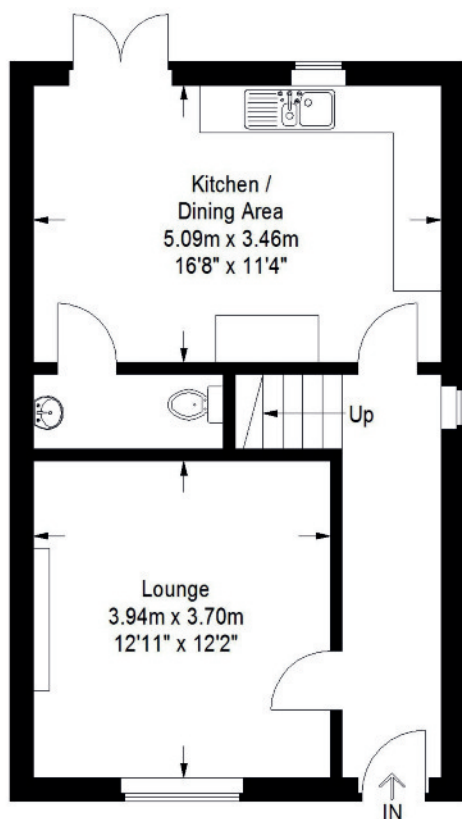


DIRECTIONS:

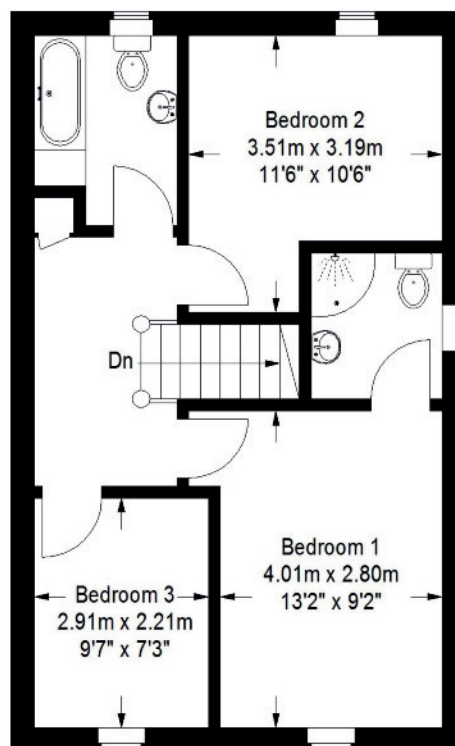
From Lady Wallace Road turn into Lady Wallace Way, at T junction turn left into Fountain Crescent, number 23 is on the left.

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

23 Fountain Crescent



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 699460)

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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