



**72 RATHVARNA DRIVE,
LISBURN, BT28 2UB**

- An Exceptionally Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Spacious Lounge With Stone Fireplace And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Conservatory With Tiled Floor
- Three Well Proportioned Bedrooms With Built In Storage
- Modern Fitted Bathroom With White Suite Including Shower Cubicle

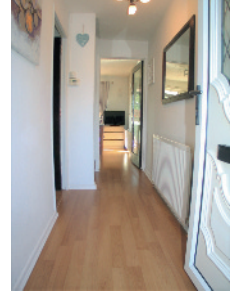
PRICE: OFFERS IN THE REGION OF £109,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C70

REF: MK161020SR

- Enclosed Front Garden Laid In Lawn With Paved Path To Open Entrance Porch
- Enclosed Rear Patio Garden Laid In Paving
- Gas Fired Central Heating System
- Majority PVC Double Glazed Windows



ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL:

PVC double glazed entrance door. Laminated timber floor.

LOUNGE:

13' 6" x 11' 6" (4.12m x 3.51m)

Measurements taken to widest points. Stone fireplace with electric fire. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

17' 11" x 12' 4" (5.46m x 3.76m)

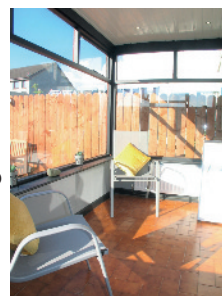
Range of high and low level units. Round edge work surfaces. Integrated oven and hob. Extractor unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Laminated timber floor in dining area. Storage under stairs with light. PVC double glazed door to conservatory.



CONSERVATORY:

9' 7" x 6' 7" (2.92m x 2.01m)

Tiled floor. Recessed spotlights. Door to rear patio garden.



FIRST FLOOR

BEDROOM (1):

11' 8" x 11' 4" (3.56m x 3.45m)

Measurements taken to widest points. Built in storage.



BEDROOM (2):

11' 5" x 10' 4" (3.48m x 3.16m)

Built in storage.



BEDROOM (3):

8' 5" x 7' 0" (2.56m x 2.14m)

Measurements to include storage cupboard with gas fired boiler. Built in storage.



MODERN FITTED BATHROOM:

White suite. Shower cubicle with Triton electric shower and PVC panelled walls. Panelled bath with mixer tap. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Separate storage cupboard and hotpress on landing.

OUTSIDE

Enclosed front garden laid in lawn with paved path to open entrance porch. Flowerbeds with mature trees and shrubbery. Enclosed rear patio garden laid in paving. Outside tap and light.

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

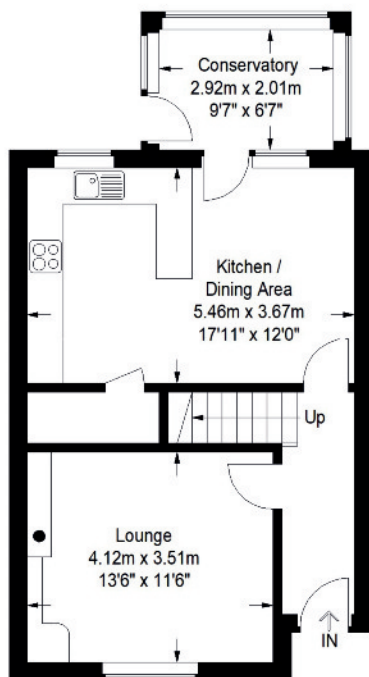
DIRECTIONS

From Ballymacash Road turn into Rathvarna Park. Follow the road round to the right onto Rathvarna Drive. Number 72 is on the right.

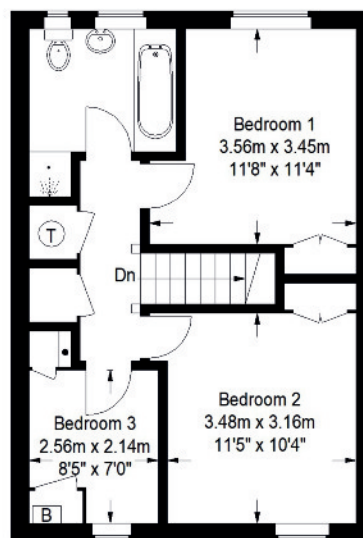
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



72 Rathvarna Drive

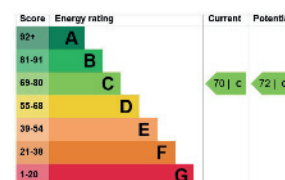


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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VALUATION SERVICE

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

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