



24 RATHVARNA WALK, LISBURN, BT28 2UD

- An Exceptionally Well Presented Mid Terrace Property Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Porch With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Spacious Lounge With Fireplace With Flame Effect Electric Fire And Laminated Timber Floor
- Kitchen/Dining Area With PVC Double Glazed Door To Rear Patio Garden
- Three Good Sized Rooms With Built In Storage (One With Laminated Timber Floor)
- Bathroom With White Suite
- Partly Floored Roofspace With Slingsby Style Ladder

PRICE: OFFERS IN THE REGION OF £99,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D59

REF: MKI9022ISR

- Front Garden Laid In Lawn With Driveway
- Enclosed Rear Patio Garden With Private Aspects
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors



ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

PVC double glazed entrance door. Laminated timber floor.

LOUNGE:

17' 7" x 11' 3" (5.37m x 3.43m)

Measurements taken to widest points. Fireplace with flame effect electric fire. Laminated timber floor.



KITCHEN/DINING AREA:

17' 5" x 11' 0" (5.31m x 3.36m)

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 swan neck mixer tap. Plumbed for washing machine. Part tiled walls. Storage under stairs with light. PVC double glazed door to rear patio garden.

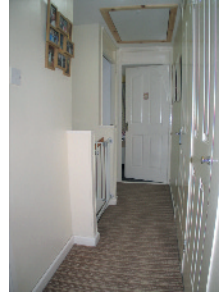


FIRST FLOOR

BEDROOM (1):

11' 4" x 10' 0" (3.45m x 3.06m)

Laminated timber floor. Built in storage.



BEDROOM (2):

11' 3" x 11' 1" (3.43m x 3.39m)

Measurements taken to widest points. Built in storage.



BEDROOM (3):

8' 0" x 7' 0" (2.43m x 2.13m)

Built in storage.

BATHROOM:

White suite. Shower cubicle with Redring electric shower. Panelled bath. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Recessed spotlights.

Separate hotpress and stoarge cupboard on landing.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Front garden laid in lawn with driveway. Flowerbeds with shrubbery. Enclosed rear patio garden with private aspects. PVC oil storage tank. Oil fired boiler. Outside tap. External store.



DIRECTIONS

From Ballymacash Road turn onto Rathvarna Park. Follow the road to the right onto Rathvarna Drive. Turn right onto Rathvarna Walk. Follow the road to the right and number 24 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 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

24 Rathvarna Walk

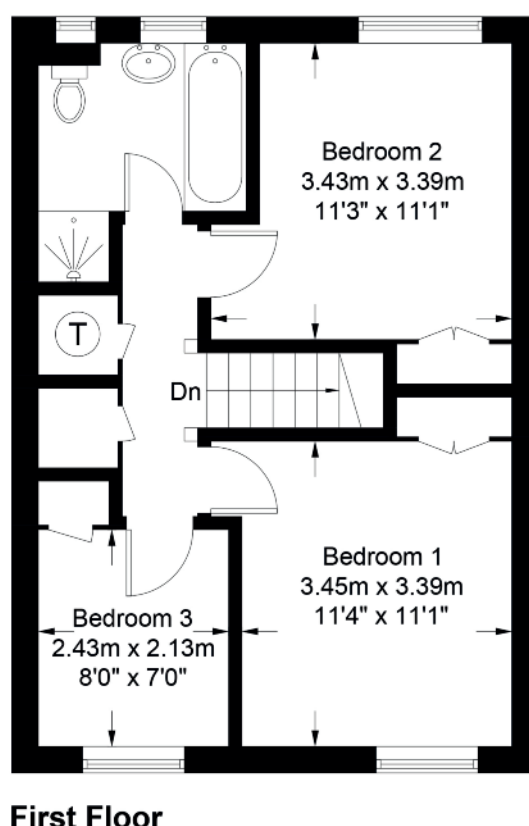
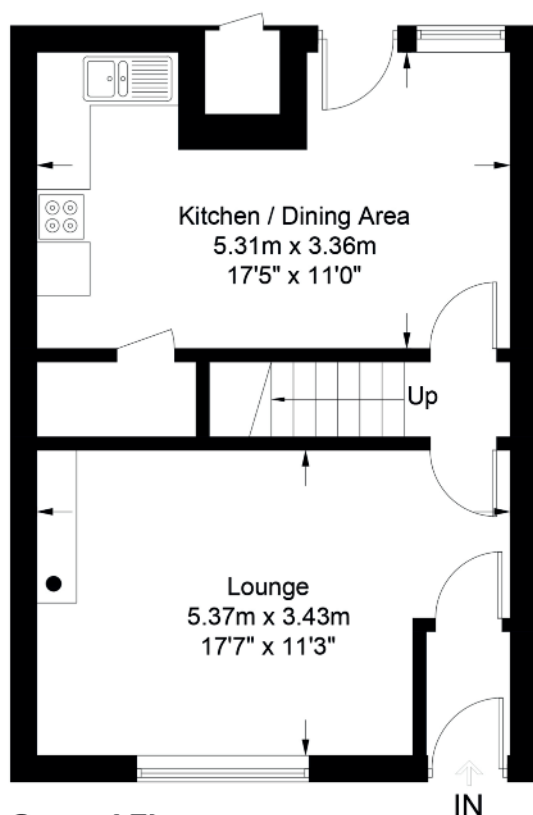
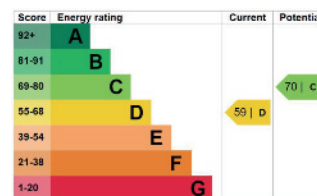


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID732616)



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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