



## **26 KNOCKBURN DRIVE, LISBURN, BT28 2QJ**

• An Excellent Mid Terrace Property Occupying A Prime Setting Within This Ever Popular And Convenient Residential Location / Newly Decorated And New Carpets Included

- Lounge
- Spacious Kitchen And Dining Area With Range Of Built In Units
- Rear Hall And Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms (Two With Built In Robes)
- Bathroom With White Suite And Triton Electric Shower
- Driveway/Parking Area To Front

**PRICE: OFFERS IN THE REGION OF £105,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D59**

**REF:MK300621HG**

- Enclosed Rear Garden With Private And South Westerly Aspects
- Oil Fired Central Heating System With Condensing Type Boiler
- Double Glazed Windows
- Early Viewing Is Highly Recommended

### **ACCOMMODATION**

Measurements are approximate

### **OPEN ENTRANCE PORCH**

#### **ENTRANCE HALL:**

Ceramic tiled floor.

#### **LOUNGE:**

4.11m (13'6") x 3.51m (11'6")

#### **SPACIOUS KITCHEN/DINING AREA:**

5.37m (17'7") x 3.50m (11'6")

Range of high and low level units. Single drainer stainless steel sink unit with mono style mixer tap. Part tiled walls. Ceramic tiled floor. Storage under stairs with light.

#### **REAR PORCH:**

Ceramic tiled floor.

#### **CLOAKROOM:**

Low flush suite. Low flush wc. Wash hand basin. Tiled floor.



## FIRST FLOOR

### BEDROOM (1):

3.49m (11'5") x 2.96m (9'9")

Built in robe.



### BEDROOM (2):

3.55m (11'8") x 3.14m (10'4")

Built in robe.



### BEDROOM (3):

2.67m (8'9") x 2.22m (7'3")

### BATHROOM:

White suite. Panelled bath. Triton electric shower. Pedestal wash hand basin with mixer tap. Close couple low flush wc. Tiled walls and tiled floor.

Separate hotpress and built in store on landing.



### OUTSIDE

Driveway/parking space to front. Enclosed rear garden and patio with south westerly aspect. PVC oil storage tank. Oil fired boiler.

### 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 2021 to March 2022 £599.23

### DIRECTIONS:

From Knockmore Road turn into Rushmore Drive, number 26 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.



**26 Knockburn Drive, Lisburn**

Approximate Gross Internal Area  
Ground Floor = 46.3 sq m / 498 sq ft  
First Floor = 44.3 sq m / 477 sq ft  
Total = 90.6 sq m / 975 sq ft

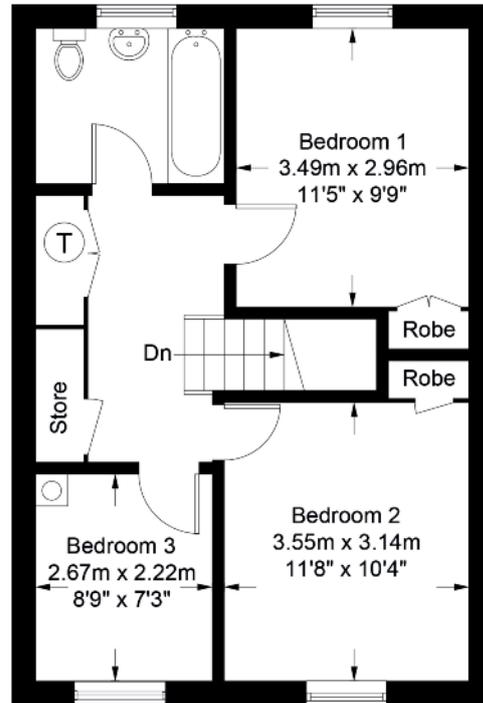
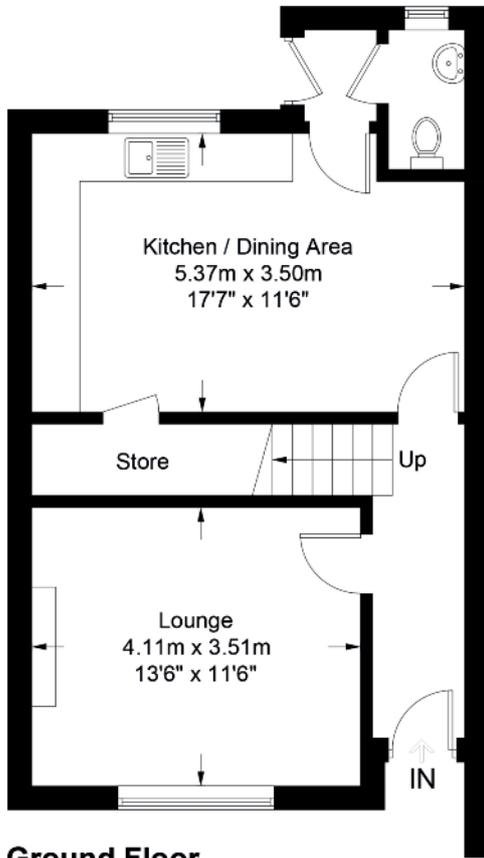


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID775222)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	68   D
39-54	E		
21-38	F		
1-20	G		

**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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