



**10 KNOCKBURN PARK,
LISBURN, BT28 2QW**

- An Excellent End Terrace Property Occupying A Prime End Of Cul-De-Sac Setting With Private Aspects
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Spacious Lounge With Decorative Fireplace With Electric Stove And Laminated Timber Floor
- Oak Fitted Kitchen And Dining Area
- Three Well Proportioned Bedrooms (One To Include Built In Robe)
- Bathroom With White Suite Plus Electric Shower
- Enclosed And South Facing Rear Garden With Private Aspects
- Oil Fired Central Heating System And PVC Double Glazing

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F34

REF:GN061021HG

- PVC Fascias and Soffits
- An excellent opportunity to acquire an ideal starter home within this highly desirable cul de sac location, early viewing is highly recommended.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Oak effect laminated timber floor.

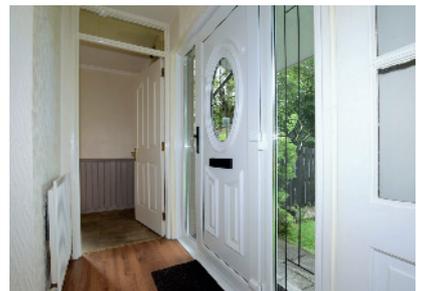
LOUNGE:

4.80m (15'9") x 3.20m (10'6")

Decorative fireplace and tiled hearth with electric stove. Oak effect laminated timber floor.

OAK FITTED KITCHEN/DINING AREA:

Range of high and low level units. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated fridge freezer. Plumbed for washing machine. Part tiled walls. Storage under stairs with light.



FIRST FLOOR

BEDROOM (1):

3.84m (12'7") x 2.63m (8'8")

Pine floor.



BEDROOM (2):

3.21m (10'6") x 2.44m (8'0")

Large built in robe.

BEDROOM (3):

2.95m (9'8") x 2.13m (7'0")

Laminated timber floor.



BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Electric shower and screen. Wash hand basin. Low flush wc. Part tiled walls. Separate hotpress.



OUTSIDE

End of cul-de-sac setting. Front and side gardens with trees and shrubs. Enclosed and South facing private rear garden laid in lawn. Paved patio area. PVC oil storage tank. Outside tap and light. Boiler store with oil fired boiler. PVC double glazed windows and doors.

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 £550 (estimated)



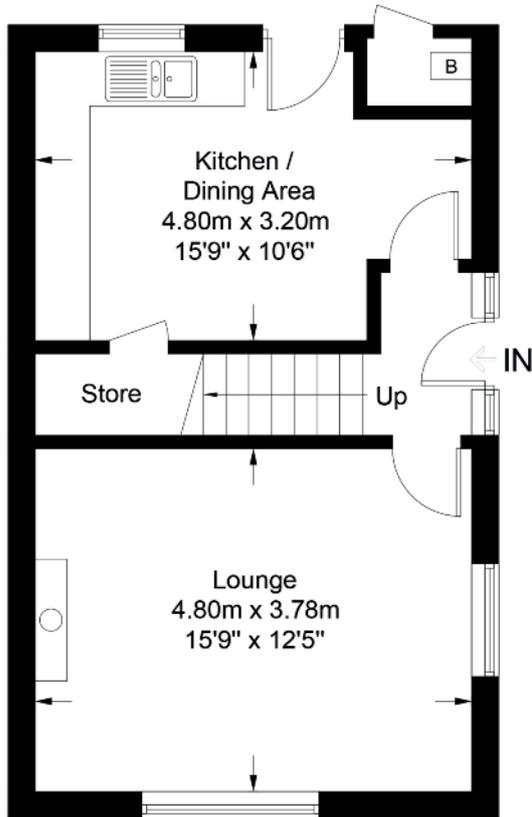
DIRECTIONS:

From Knockmore Road turn into Knockburn Drive, turn left into Knockburn Park. Number 10 is on the right.

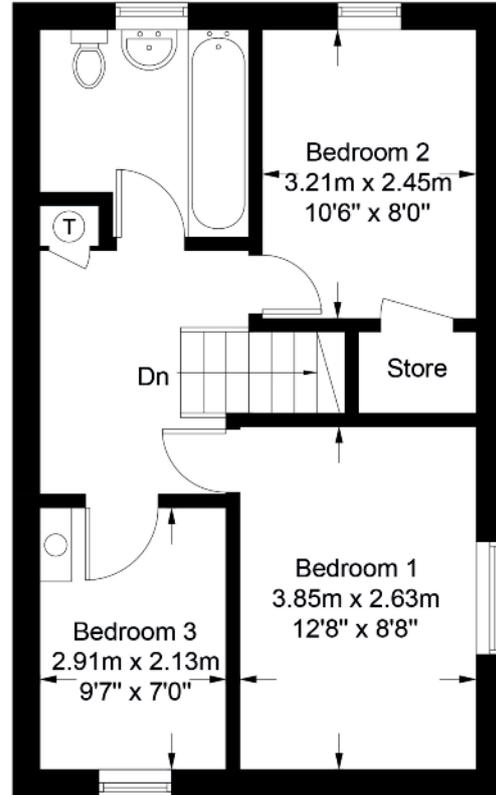
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



10 Knockburn Park



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID802305)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	34 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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