



## **22 RATHMORE AVENUE, LISBURN, BT28 2AL**

- An Exceptionally Well Presented Detached Bungalow Occupying A Prime Cul De Sac Setting Situated Within This Popular And Convenient Residential Location In Close Proximity To Lisburn City Centre
- Entrance Hall With Glazed Entrance Door And Tiled Floor
- Spacious Lounge With Bow Window And Decorative Wooden And Tiled Fireplace
- Luxury Kitchen/Dining Area With Integrated Appliances
- Two Good Sized Bedrooms (One With Built In Robes With Sliding Mirror Doors And Fitted Interior)
- Modern Tiled Shower Room With Shower Cubicle With Thermostatic Shower
- Private And Enclosed Rear Patio Garden Laid In Paving

**PRICE: OFFERS IN THE REGION OF £159,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E50**

**REF: GN251121SR**

- Front Garden Laid In Lawn With Tarmac Driveway
- Oil Fired Central Heating System
- Alarm System
- Majority PVC Double Glazed Windows

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Glazed entrance door. Tiled floor. Hotpress.



### LOUNGE:

17' 9" x 10' 8" (5.40m x 3.26m)

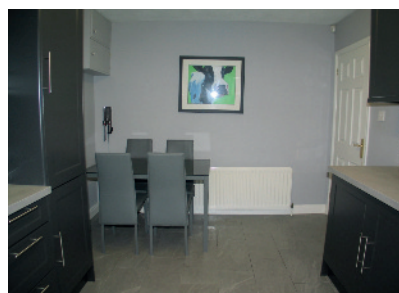
Bow window. Decorative wooden and tiled fireplace.



### LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

14' 3" x 9' 9" (4.35m x 2.98m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge freezer. Integrated dishwasher. Extractor hood in stainless steel canopy. Single drainer composite sink unit with mixer tap. Part tiled walls. Tiled floor. PVC double glazed door to rear patio garden.





### **BEDROOM (1):**

**10' 9" x 10' 4" (3.27m x 3.16m)**

Measurements taken to widest points and to include built in robes with sliding mirror doors and fitted interior.



### **BEDROOM (2):**

**10' 6" x 9' 5" (3.19m x 2.87m)**



### **MODERN TILED SHOWER ROOM:**

Shower cubicle with thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Recessed spotlights.



### **OUTSIDE**

Private and enclosed rear patio garden laid in paving. Bark set flowerbed. Raised bark set flowerbed. Brick built boiler house with oil fired boiler. PVC oil storage tank. Garden shed with light and power and plumbed for washing machine. Small garden shed. Greenhouse. Outside tap and light. Front garden laid in lawn with tarmac driveway.



### **DIRECTIONS**

From Benson Street turn into Rathmore Avenue. Number 22 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.



## TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £25, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

For period April 2020 to March 2021 £734.54



22 Rathmore Avenue

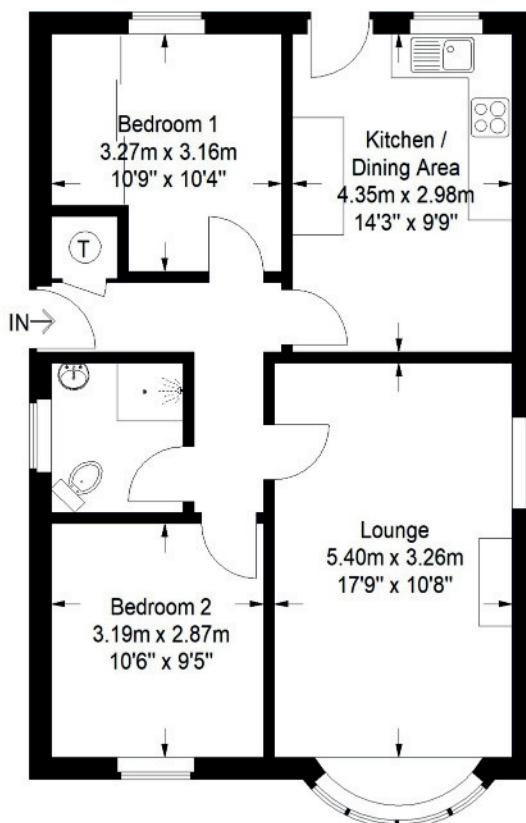


Illustration for identification purposes only, measurements are approximate, not to scale.  
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## VALUATION SERVICE

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

**www.hgraham.co.uk**

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