



4 RATHMORE PARK, LISBURN, BT28 2AH

- A Semi Detached Bungalow Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With PVC Double Glazed Entrance Door
- Lounge With Decorative Wooden And Tiled Fireplace With Open Fire
- Kitchen/Dining Area
- Three Bedrooms (Two With Laminated Timber Floor)
- Wet Room With Shower Area And PVC Panelled Walls
- Tarmac Driveway And Parking Area With Gated Entrance To Front

PRICE: OFFERS IN THE REGION OF £159,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F38

REF: DL230224SR

- Enclosed Rear Garden Laid In Lawn With Patio Area
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- Majority PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door with double glazed side panels.



LOUNGE:

16' 2" x 12' 7" (4.92m x 3.83m)

Decorative wooden and tiled fireplace with open fire.



KITCHEN/DINING AREA:

10' 10" x 10' 7" (3.31m x 3.22m)

Range of high and low level units. Granite effect round edge work surfaces. Space for oven and hob. Bowl and a half single drainer ceramic sink unit with swan neck mixer tap. Extractor unit. Plumbed for washing machine. Part tiled walls. Tiled floor. PVC double glazed door to rear patio area and garden.



BEDROOM (1):
10' 11" x 10' 10" (3.33m x 3.31m)



BEDROOM (2):
10' 10" x 7' 11" (3.31m x 2.41m)
Measurements to include hotpress.
Laminated timber floor.



BEDROOM (3):
8' 4" x 7' 11" (2.55m x 2.42m)
Laminated timber floor.



WET ROOM:
Shower area with electric shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. PVC panelled walls.



OUTSIDE

Tarmac driveway and parking area with gated entrance to front. Flowerbed with shrubbery. Enclosed rear garden laid in lawn with patio area. PVC oil storage tank. Outside tap and light.



DETACHED GARAGE:
21' 6" x 9' 9" (6.56m x 2.96m)
Up and over door. Light and power. Oil fired boiler.

DIRECTIONS
From Benson Street turn into Rathmore Park. Number 4 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 freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £815.69

4 Rathmore Park

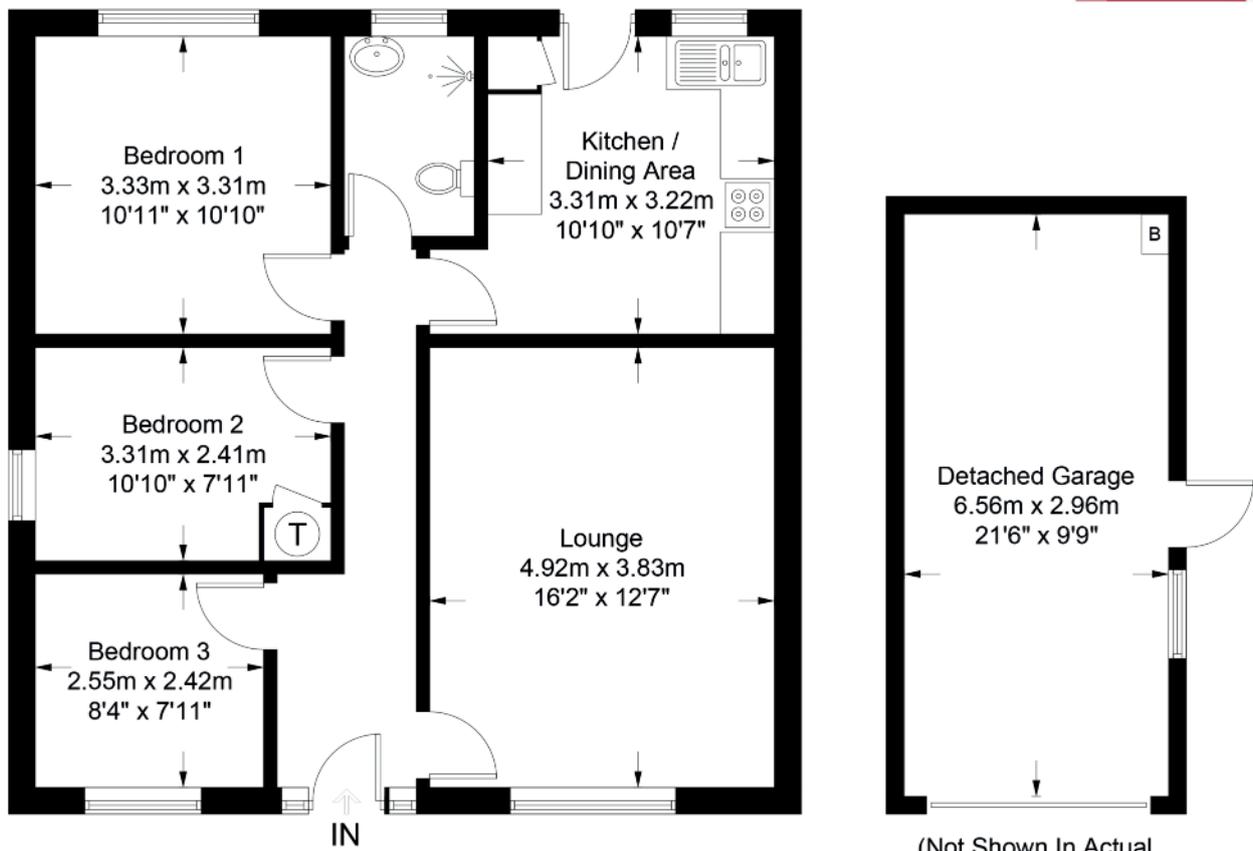
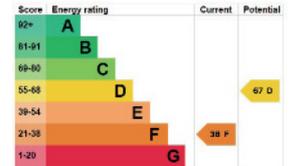


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VALUATION SERVICE

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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