

## WHEELCHAIR ACCESS AND FACILITIES



## 16 RICHMOND PARK. LISBURN, BT28 2DH

- A Most Impressive And Well Presented Detached Property With Adjoining Own Door Annex Accommodation Offering Full Wheelchair Access And Wet Room Facilities (see floorplans for more information)
- Extended And Highly Adaptable Family Accommodation Extending To Approximately 2428 Square Feet
- Generous Setting With Private Aspects Within This Highly Desirable Residential Location Close To Local Shops, Excellent Schools For All Ages And Lisburn City Centre
- Spacious Lounge And Separate Family Room With Patio Doors To Patio And Rear Garden
- Kitchen With Dining Area And Separate Dining Room
- Optional Four Or Five Bedroom Layout (Two With Adjoining Shower Rooms)
- Newly Fitted Bathroom To First Floor

**PRICE: OFFERS IN THE REGION OF £365,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D64**

**REF:DL210224HG**

- Spacious Front And Rear Gardens With Private Aspects
- Tarmac Driveway And Parking Areas
- Gas Fired And Zoned Central Heating System With Worcester Boiler
- PVC Double Glazed Windows And External Doors
- A most impressive home offering a highly adaptable layout with excellent wheelchair/disabled facilities, we strongly recommend early viewing

## ACCOMMODATION

Measurements are approximate

**ENTRANCE HALL:** PVC double glazed entrance door.

**CLOAKROOM:** Low flush suite. Close couple low flush wc. Wash hand basin. Mono style mixer tap.

**SPACIOUS LOUNGE:** 5.38m (17'8") x 3.88m (12'9")  
Open fireplace and hearth. (May require fire back)

**FAMILY ROOM:** 6.43m (21'1") x 2.77m (9'1")  
PVC double glazed patio doors leading to paved patio area and rear garden.

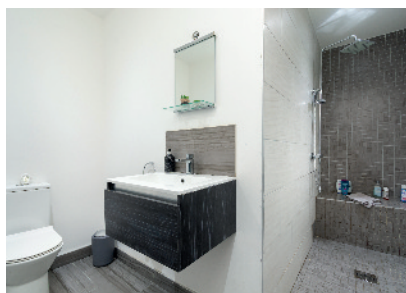
**DINING ROOM:** 3.98m (13'1") x 3.28m (10'9")

**SPACIOUS KITCHEN/DINING AREA:**  
4.57m (15'0") x 2.98m (9'9")

Range of high and low level units. Laminated work tops. Bowl and a half single drainer stainless steel sink unit. Mixer tap. Integrated oven and touch control hob. Extractor fan in stainless steel and glass canopy. Plumbed for washing machine. PVC double glazed back door.

**BEDROOM (1):** 5.38m (17'8") x 3.68m (12'1")  
Recessed spotlights.

**SHOWER ROOM EN SUITE:** Open shower area with drencher head and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Recessed spotlights.





### **BEDROOM (2): 5.74m (18'10") x 3.86m (12'8")**

Measurement taken to widest points. Laminated timber floor. Recessed spotlights. Adjoining wet room with wheelchair access.

**WET ROOM:** Thermostatic shower. Close couple low flush wc and pedestal wash hand basin.

### **FIRST FLOOR CONVERTED ROOFSpace:**

### **BEDROOM (3): 4.06m (13'4") x 4.08m (13'5")**

Measurement to include built in robe.

### **BEDROOM (4): 4.08m (13'5") x 3.06m (10'0")**

Panoramic views towards Slieve Croob and Mourne Mountains.

**BATHROOM:** Newly fitted white suite. Panelled bath mixer tap. Shower attachment. Vanity unit. Wash hand basin. Mono style mixer tap. Close couple low flush wc.

### **ADJOINING ANNEX ACCOMMODATION:**

### **7.18m (23'7") x 4.25m (13'11")**

Separate wheelchair access to own door entrance hall. Spacious bed/sitting room. Oak effect LVT floor. Open plan kitchen area. Built in units with stainless steel sink and mixer tap. Marble effect tiled floor. Recessed spotlights. Boiler store with Worcester gas fired boiler.

### **OUTSIDE**

Spacious setting with private aspects. Front garden laid in lawn and mature trees and shrubs. Tarmac driveway and parking areas. Rear garden laid in lawn and newly built paved patio area and gravel bed

### **TENURE:**

We have been advised the tenure for this property is leasehold and the owner is to confirm the ground rent amount payable, we recommend the purchaser and their solicitor verify the details.

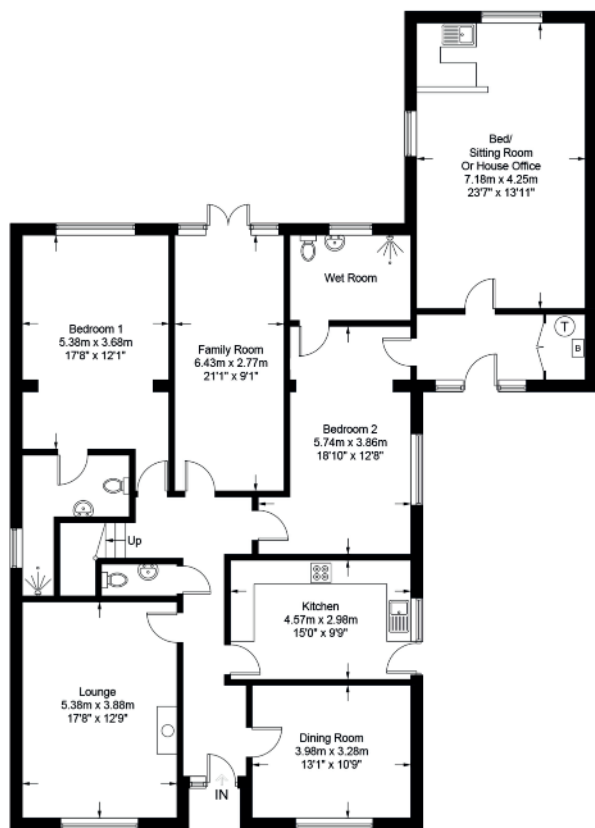
**RATES PAYABLE:** For period April 2023 to March 2024 £1,882.35

**DIRECTIONS:** From Antrim Road turn into Monaville Avenue and then turn right into Richmond Park, number 16 is on the right.

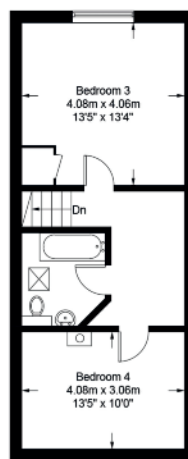
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



Approximate Gross Internal Area  
Ground Floor = 181.4 sq m / 1953 sq ft  
First Floor = 44.1 sq m / 475 sq ft  
Total = 225.5 sq m / 2428 sq ft

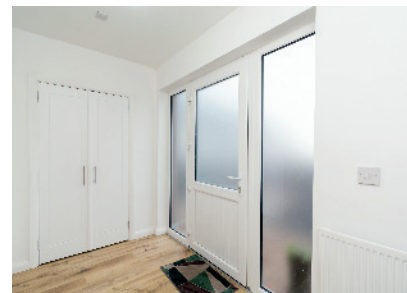


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1049942)



re	Energy rating	Current	Potei
1	A		
2	B		
3	C		
4	D	64 D	68
5	E		
6	F		
7	G		

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