



16 DRUMARD DRIVE, LISBURN, BT28 2HY

- A Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Laminated Timber Floor
- Kitchen/Dining Area
- Rear Porch With PVC Double Glazed Door To Rear Patio Area And Garden
- Cloakroom With Low Flush Suite
- Three Bedrooms (One With Built In Storage)

PRICE: OFFERS IN THE REGION OF £124,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C7I

REF: DLI40224SR

- Tiled Bathroom With White Suite Including Mira Go Electric Shower
- Front Garden Laid In Lawn With Driveway
- Enclosed Rear Garden Laid In Lawn With Patio Area
- Gas Fired Central Heating System With Smart Home Heating Controls
- Electric Car Charging Point
- PVC Double Glazed Windows And External Doors
- Excellent C71 Energy Rating For Lower Running Costs



ACCOMMODATION

Measurements are approximate

OPEN PORCH AREA

ENTRANCE HALL:

PVC composite double glazed entrance door. Laminated timber floor.

LOUNGE:

13' 5" x 11' 3" (4.08m x 3.44m)

Measurements taken to widest points. Laminated timber floor.

KITCHEN/DINING AREA:

17' 9" x 11' 6" (5.40m x 3.51m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit. Plumbed for washing machine. Plumbed for dishwasher. Part tiled walls. Storage under stairs with light and power.



REAR PORCH AREA:

PVC double glazed door to rear patio area and garden.

CLOAKROOM:

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



FIRST FLOOR

LANDING:

Storage cupboard. Storage cupboard with Ideal gas fired boiler.

BEDROOM (1):

11' 7" x 10' 0" (3.53m x 3.04m)

Built in storage.



BEDROOM (2):

11' 5" x 10' 2" (3.47m x 3.10m)

Storage recess



BEDROOM (3):

8' 6" x 7' 3" (2.58m x 2.20m)



TILED BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Mira Go electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor.



OUTSIDE

Front garden laid in lawn with driveway and paved area. Enclosed rear garden laid in lawn with patio area. Outside tap.

TENURE:

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

RATES PAYABLE:

For period April 2023 to March 2024 £648.37

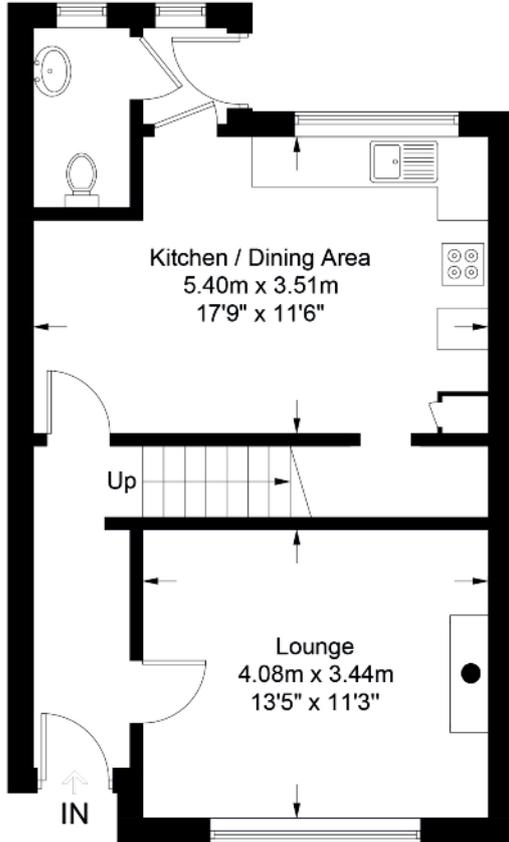
DIRECTIONS

From Knockmore Road turn into Drumard Drive. Number 16 is on the left.

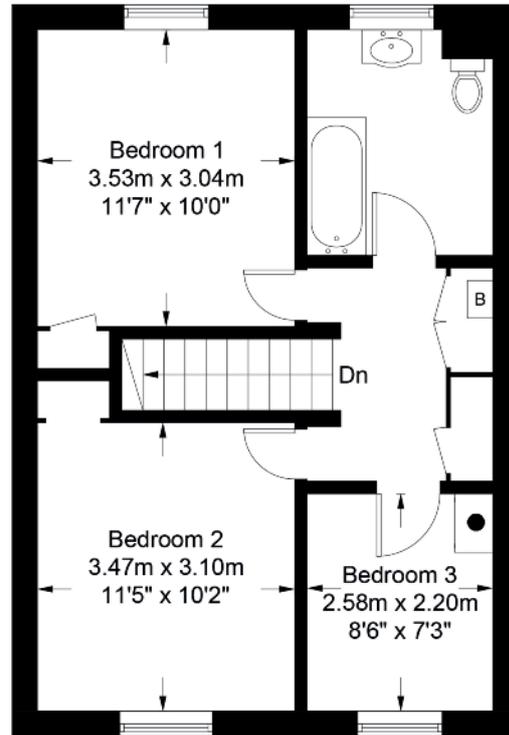
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



16 Drumard Drive

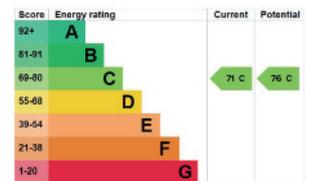


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1046905)



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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