



## 40 Fountain Crescent, Lisburn, BT28 3WB

**Price Guide £185,000**

We are pleased to offer for sale this well presented semi - detached home ideally located within a sought after residential development with easy commuting distance to both Belfast and Lisburn City Centres. The accommodation comprises a spacious living room, modern kitchen with range of integrated appliances open plan to dining area, downstairs WC, three excellent bedrooms and family bathroom suite. Further benefits include double glazed windows and gas fired central heating. Outside, there is an enclosed garden in lawn with decked patio area along with spacious driveway to front providing excellent off street parking. Situated just off the Prince William Road, this home is in an ideal location for the first time buyer or young family with local schools, parks and shops all close by.

- Well Presented Semi-Detached Home In A Popular Residential Development
- Spacious Living Room
- Downstairs W.C
- Gas Fired Central Heating / PVC Double Glazing
- Within Easy Reach To Both Lisburn & Belfast City Centres
- Three Excellent Bedrooms
- Kitchen With Range Of Integrated Appliances Open Plan To Dining Area
- First Floor Bathroom Suite
- Enclosed Garden In Lawn With Decked Patio
- Ideal Opportunity For The First Time Buyer

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		76	76
EU Directive 2002/91/EC			



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**

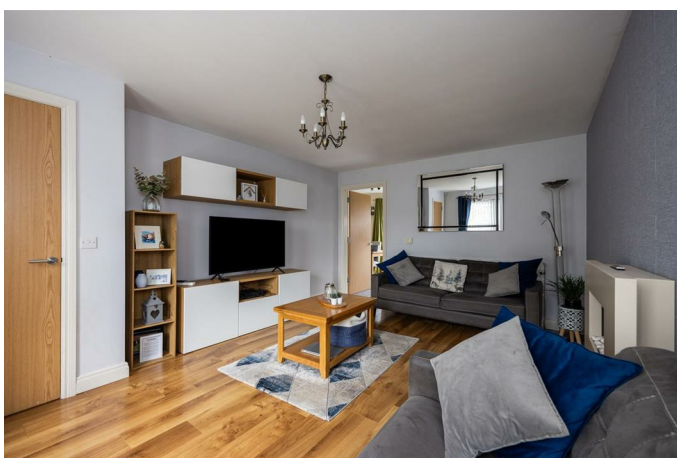


Hardwood front door with glazed panels.  
Wood floor.

**LIVING ROOM 16'8" x 11'9" (5.1 x 3.6)**



Wood floor. Wall mounted electric fire.



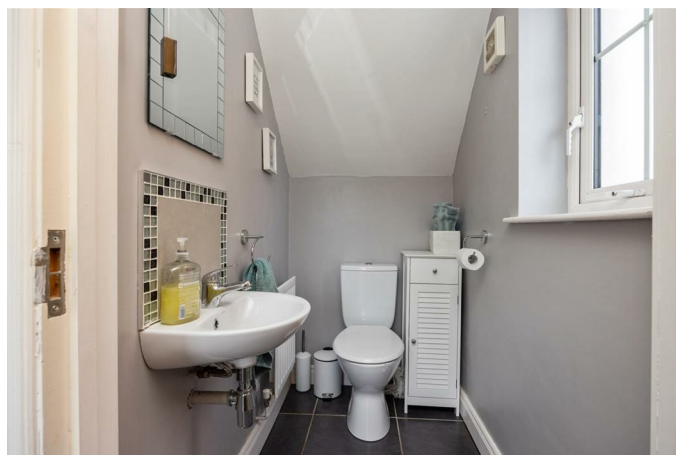
**KITCHEN / DINING 15'7" x 8'10" (4.75 x 2.7)**



Excellent range of high and low level units, integrated fridge freezer, integrated oven with 4 ring gas hob, stainless steel extractor fan, integrated dishwasher, stainless steel sink unit with mixer tap & drainer, plumbed for washing machine. Part tiled walls, ceramic tiled floor. Sliding patio doors to enclosed garden.



**W.C**



Low flush W.C, wash hand basin.

**ON THE FIRST FLOOR**

Linen cupboard off landing.

### BEDROOM ONE 12'9" x 8'6" (3.9 x 2.6)



### BEDROOM TWO 12'3" x 8'6" (3.75 x 2.6)



### BEDROOM THREE 7'11" x 6'6" (2.43 x 2.0)



### BATHROOM



White suite comprising panel bath with shower over, low flush W.C, wall hung wash hand basin. Part tiled walls, ceramic tiled floor.

### OUTSIDE

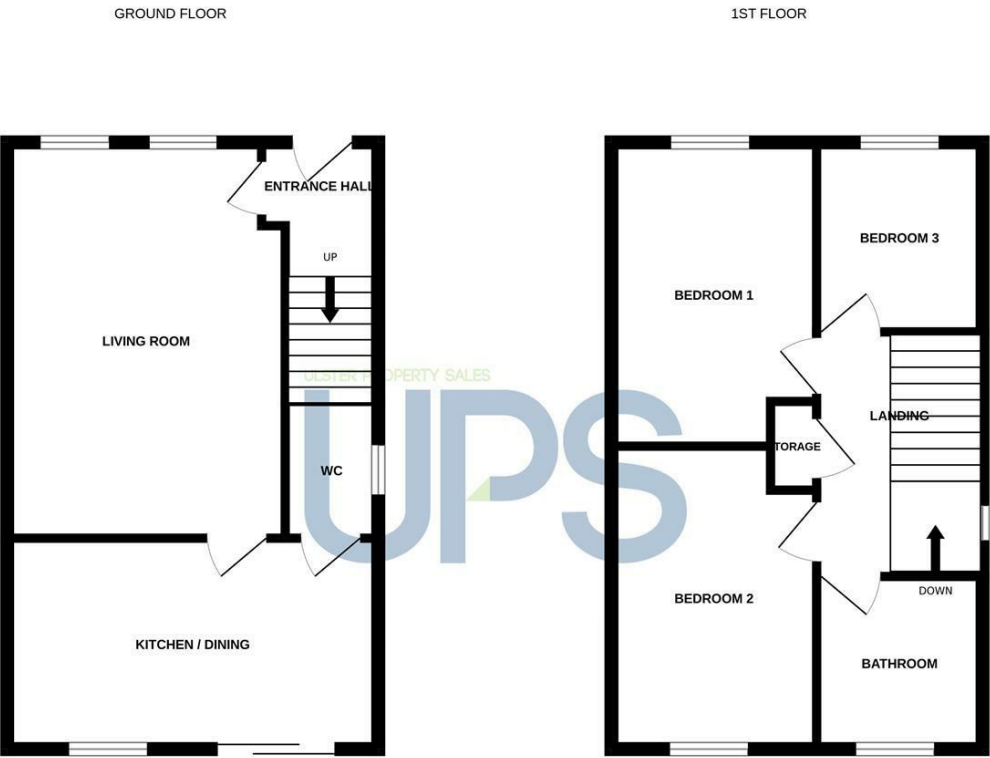


Enclosed garden to rear in lawn with decked patio area. Tarmac driveway to front providing ample off street parking.



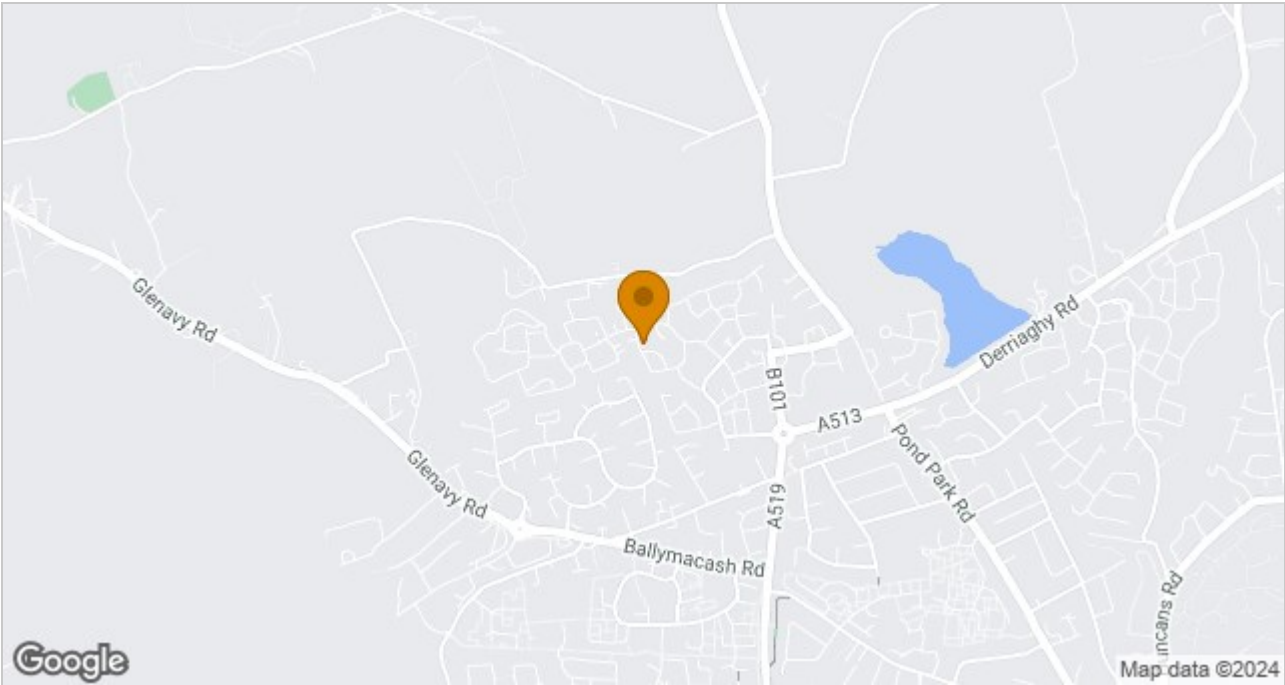


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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