



2 SHERIDAN PARK, LISBURN, BT28 3DF



- A Well Presented Detached Property Occupying A Pleasant Cul De Sac Setting Within This Ever Popular Residential Location Convenient To Both Lisburn And Belfast And In Close Proximity To Local Schools For All Ages
- Open Entrance Porch / Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Solid Wood Floor
- Lounge With Mahogany And Granite Fireplace With Open Fire Plus Solid Wood Floor
- Open Plan Dining Area With Mahogany Effect PVC Double Glazed Double Doors To Rear Patio Area And Garden
- Kitchen/Dining Area With Range Of Integrated Bosch Appliances
- Utility Room With Access To Integral Garage / Cloakroom With Close Couple Low Flush WC
- Gallery Landing With Large Hotpress
- Four Bedrooms

PRICE: OFFERS IN THE REGION OF £324,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D55

REF: DL300524SR

- Bathroom With White Suite Including Large Shower Cubicle With Thermostatic Shower
- Majority Floored Roofspace With Slingsby Style Ladder
- Front Garden Laid In Lawn With Spacious Tarmac Driveway Plus Tarmac Parking Area To Side With Double Gates / Enclosed And Private South Westerly Facing Rear Garden Laid In Lawn With Paved Patio Area
- Integral Garage With Up And Over Door
- Oil Fired Central Heating System With Warmflow Condensing Type Boiler
- PVC Fascias And Soffits / Mahogany Effect PVC Double Glazed Windows And External Doors

ACCOMMODATION Measurements are approximate.

OPEN ENTRANCE PORCH

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door. Solid wood floor. Storage under stairs with light.

LOUNGE:

16' 11" x 12' 10" (5.15m x 3.92m)

Mahogany and granite fireplace with open fire. Solid wood floor. Open plan to dining area.

DINING AREA:

11' 1" x 10' 9" (3.37m x 3.28m)

Mahogany effect PVC double glazed double doors to rear patio area and garden. Solid wood floor. Open plan to lounge.

KITCHEN/DINING AREA WITH RANGE OF INTEGRATED BOSCH APPLIANCES:

11' 8" x 10' 9" (3.55m x 3.28m)

Range of high and low level units. Quartz effect round edge work surfaces. Integrated double Bosch oven. Integrated Bosch hob. Integrated Bosch fridge. Integrated Bosch dishwasher. Extractor unit in Bosch stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Part tiled walls. Tiled floor. Dining bar. Recessed spotlights.

UTILITY ROOM:

10' 5" x 5' 9" (3.17m x 1.76m)

Measurements taken to widest points. Plumbed for washing machine. Mahogany effect PVC double glazed door to rear patio area and garden. Tiled floor. Access to integral garage. Warmflow condensing type oil fired boiler.

CLOAKROOM:

Close couple low flush wc. Tiled floor.



**FIRST FLOOR
GALLERY LANDING:**

Large hotpress.

BEDROOM (1):
13' 1" x 10' 10" (3.98m x 3.30m)



BEDROOM (2):
12' 10" x 10' 1" (3.92m x 3.07m)



BEDROOM (3):
15' 3" x 10' 5" (4.66m x 3.18m)
Measurements taken into sloping ceilings.
Dormer window. Velux roof window.



BEDROOM (4):
10' 10" x 9' 9" (3.30m x 2.96m)



BATHROOM:

White suite. Large shower cubicle with thermostatic shower and PVC panelled walls. Bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls.



ROOFSPACE:

Slingsby style ladder. Majority floored. Light and power.

OUTSIDE

Front garden laid in lawn with spacious tarmac driveway. Tarmac parking area to side with double gates. Enclosed and private South Westerly facing rear and side garden laid in lawn with paved patio area. Oil storage tank. Outside tap and light.



INTEGRAL GARAGE:

16' 9" x 10' 5" (5.10m x 3.17m)
Up and over door. Light and power.

DIRECTIONS

From Pond Park Road turn onto Belmont Road. Turn right onto Sheridan Park. Number 2 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:

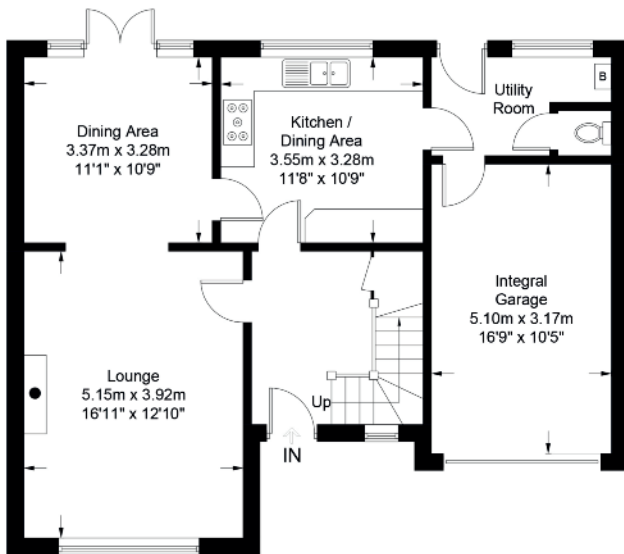
We have been advised the tenure for this property is leasehold and the annual ground rent is £46, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

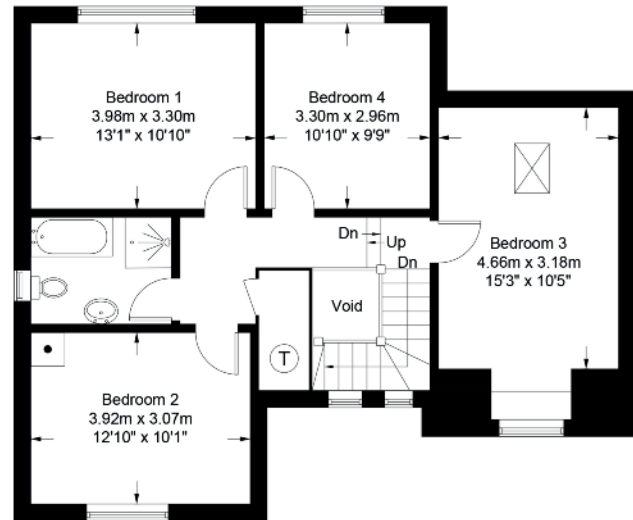
For period April 2024 to March 2025 £1,392.00



2 Sheridan Park



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID1088028)

VALUATION SERVICE

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

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