



9 RATHMORE PARK, LISBURN, BT28 2AH

- An Exceptionally Well Presented Semi Detached Bungalow Occupying A Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location
- Original Three Bedroom Layout With Dividing Wall Removed Between Bedroom Three And Entrance Hall
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Decorative Wooden And Granite Fireplace
- Modern Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms (Bedroom Three Incorporated Into Entrance Hall)
- Modern Shower Room With Thermostatic Shower With Drencher Head

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E52

REF:DL180624SR

- Roofspace With Slingsby Style Ladder
- Spacious Front Garden Laid In Lawn With Large Tarmac Driveway And Parking Area
- Enclosed Rear Patio Garden Laid In Pavior Brick
- Garage With Roller Shutter Door (Currently Used As Utility Store)
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with double glazed side panels. Laminated timber floor.

LOUNGE:

16' 2" x 12' 6" (4.93m x 3.82m)

Decorative wooden and granite fireplace. Built in work surface.

MODERN KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

10' 10" x 10' 6" (3.29m x 3.21m)

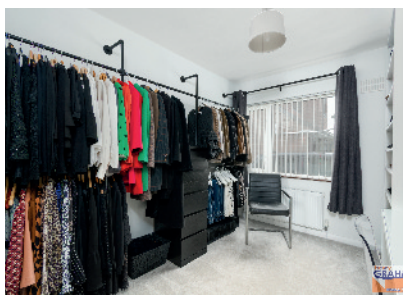
Range of high and low level units. Wood effect round edge work surfaces. Integrated Zanussi oven. Integrated gas hob. Integrated microwave. Integrated dishwasher. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Part tiled walls. Tiled floor. Recessed spotlights. PVC double glazed door to rear patio garden.



BEDROOM (1):
10' 11" x 10' 10" (3.32m x 3.30m)



BEDROOM (2):
10' 11" x 8' 0" (3.32m x 2.44m)



BEDROOM (3):
Incorporated into entrance hall.

MODERN SHOWER ROOM:

Shower cubicle with thermostatic shower and drencher head. Vanity with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Part PVC panelled walls. Wood effect tiled floor. Recessed spotlights.



ROOFSpace: Slingsby style ladder.

OUTSIDE

Spacious front garden laid in lawn. Large tarmac driveway with tarmac parking area. Enclosed rear patio garden laid in pavior brick. Outside tap and light.

GARAGE (CURRENTLY USED AS UTILITY STORE):
18' 9" x 10' 1" (5.72m x 3.08m)

Range of high and low level units. Round edge work surfaces. Single drainer sink unit with tap. Plumbed for washing machine. Space for tumble dryer. Roller shutter door. Part roofspace storage.



DIRECTIONS

From Benson Street turn onto Rathmore Park. Number 9 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.



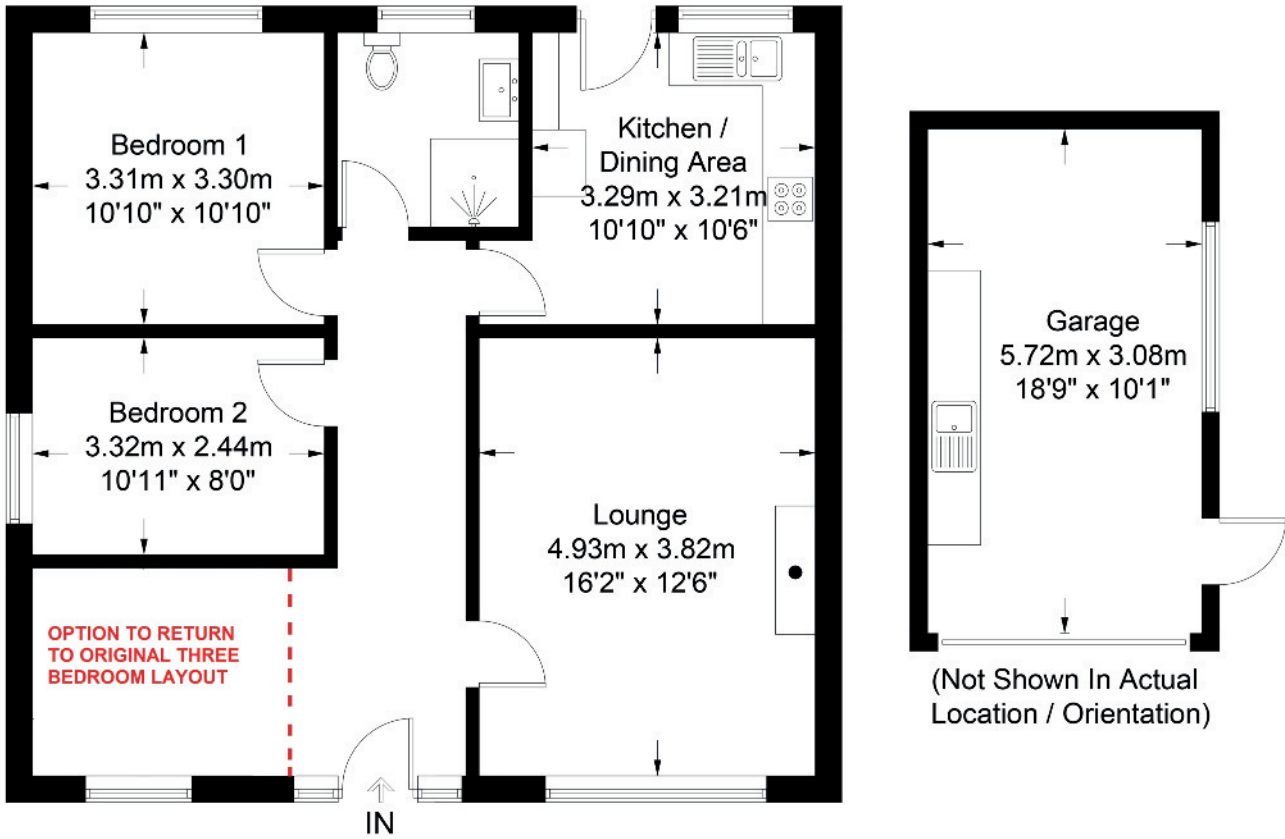


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1094629)

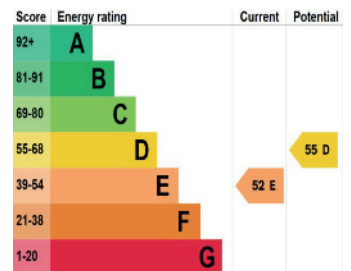


TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £8, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £848.25



The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.