



6 FULMAR CRESCENT, LISBURN, BT28 3HT

- A Semi Detached Property Occupying A Spacious Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Porch With PVC Double Glazed Entrance Door
- Lounge
- Kitchen/Dining Area With Range Of Integrated Appliances
- Three Bedrooms (Two With Built In Storage Cupboards)
- Shower Room
- Roofspace With Slingsby Style Ladder

PRICE: OFFERS IN THE REGION OF £209,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E5 I

REF: DL280325SR

- Spacious Front And Side Garden Laid In Lawn
- Enclosed Rear Patio Garden Laid In Paving
- Large Detached Garage With Remote Control Electric Up And Over Door
- Gas Fired Central Heating System With Worcester Gas Fired Boiler
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE PORCH:

PVC double glazed entrance door. Recessed spotlights.

LOUNGE:

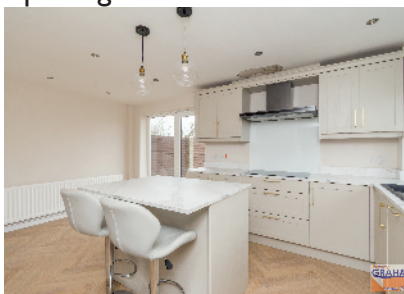
16' 4" x 14' 4" (4.98m x 4.38m)

Measurements taken to widest points. Storage under stairs.

KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

16' 4" x 11' 7" (4.98m x 3.52m)

Range of high and low level units. Marble effect work tops. Integrated Hotpoint hob. Integrated oven. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Russell Hobbs extractor unit in stainless steel canopy. Single drainer composite Franke sink unit with swan neck mixer tap. Centre island unit with dining bar. Herringbone style laminated timber floor. Recessed spotlights. PVC double glazed sliding door to rear patio garden.



FIRST FLOOR

BEDROOM (1):

14' 0" x 9' 7" (4.27m x 2.91m)

Built in storage cupboard with Worcester gas fired boiler. Built in storage cupboard.



BEDROOM (2):

9' 7" x 9' 3" (2.91m x 2.81m)

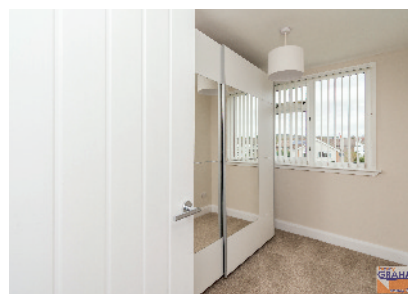
Built in storage cupboard.



BEDROOM (3):

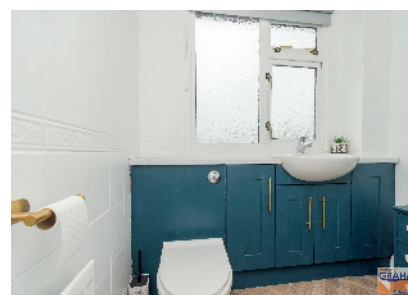
10' 2" x 6' 4" (3.11m x 1.94m)

Measurements to include stair box.



SHOWER ROOM:

Quadrant shower cubicle with Mira Sport electric shower. Vanity unit with granite effect round edge work surface and wash hand basin with mono style mixer tap. Concealed low flush wc. Tiled walls. Recessed spotlights.



ROOFSPACE:

Slingsby style ladder.

OUTSIDE

Spacious front and side garden laid in lawn. Gravel flowerbeds with shrubbery. Tarmac area to entrance door. Paved path. Gravel area to side. Tarmac driveway and parking area. Enclosed rear patio garden laid in paving. Outside tap and light.

LARGE DETACHED GARAGE:

19' 0" x 15' 9" (5.79m x 4.80m)

Remote control electric up and over door. Light and power. Built in units and work bench. Glazed entrance door.



DIRECTIONS

From Pond Park Road turn onto Prospect Park. At the end of the road turn left onto Corby Drive. Turn right onto Fulmar Crescent. Number 6 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.



TENURE:

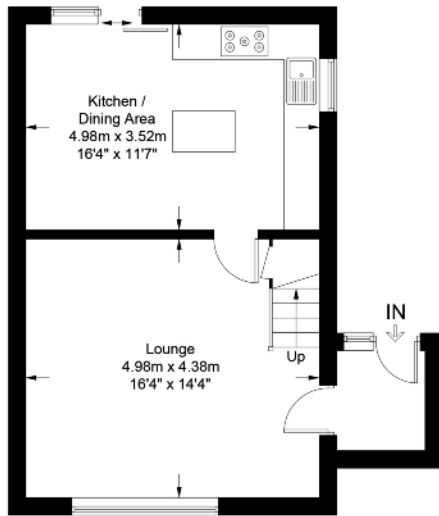
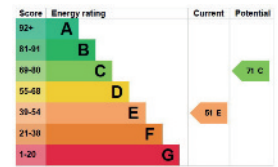
We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

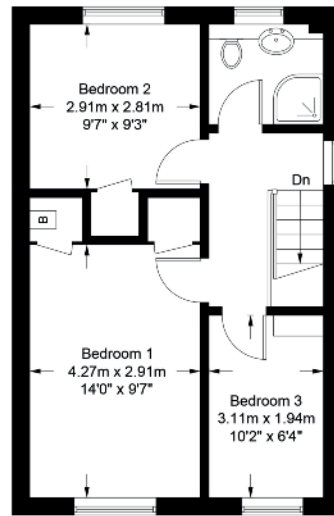
For period April 2024 to March 2025 £891.75



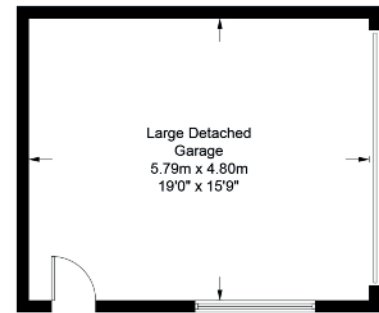
6 Fulmar Crescent



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1182599)

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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