



2 ROSEBANK COURT, LISBURN, BT28 2ZF

- A Well Presented Detached Property Occupying A Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Hardwood Floor
- Cloakroom With Low Flush Suite
- Lounge With Multi Fuel Burning Stove On Slate Tiled Hearth And Hardwood Floor
- Spacious Kitchen/Dining/Living Area With Integrated Appliances / Utility Room With Access To Integral Garage
- Four Good Sized Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite Including Shower Cubicle With Triton Electric Shower
- Part Floored Roofspace With Aluminium Sliding Ladder

PRICE: OFFERS IN THE REGION OF £299,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C74

REF: DL090425SR

- Asphalt Parking Area To Front
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area Plus Enclosed Rear Paving Area
- Integral Garage With Roller Shutter Door
- Oil Fired Central Heating System With Warmflow Condensing Type Boiler
- Alarm System / PVC Fascias And Soffits
- PVC Double Glazed Windows
- Rosebank Court is an exclusive and small development of only 4 properties situated off Ballinderry Road. The location gives easy access for commuting to both Lisburn and Belfast and within reach to local schools such as Wallace High and Pond Park Primary. The spacious accommodation is well suited to family living, we strongly recommend early viewing.



ACCOMMODATION Measurements are approximate.

ENTRANCE HALL: PVC composite double glazed entrance door. Storage under stairs. Hardwood floor.

CLOAKROOM: Low flush suite. Wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.

LOUNGE:

14' 5" x 11' 9" (4.40m x 3.58m)

Multi fuel burning stove on slate tiled hearth. Hardwood floor.



KITCHEN/DINING/LIVING AREA WITH INTEGRATED APPLIANCES:

27' 4" x 11' 7" (8.32m x 3.52m)

Measurements taken to widest points. Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated Zanussi oven. Integrated Zanussi hob. Integrated fridge freezer. Integrated dishwasher. Extractor unit in stainless steel canopy. Single drainer stainless steel sink unit with swan neck mixer tap. Part tiled walls. Hardwood floor in dining/living area. Tiled floor in kitchen area. Recessed spotlights in kitchen area. Double glazed sliding patio door to rear patio area and garden.



UTILITY ROOM:

10' 11" x 5' 1" (3.33m x 1.55m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. Tiled floor. Access to integral garage. PVC double glazed door to side.



FIRST FLOOR

BEDROOM (1):
14' 5" x 11' 9" (4.40m x 3.58m)



SHOWER ROOM EN SUITE:
Large shower cubicle with thermostatic shower and tiled walls. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor. Recessed spotlights over shower area.



BEDROOM (2):
14' 5" x 11' 8" (4.40m x 3.55m)



BEDROOM (3):
12' 8" x 11' 7" (3.87m x 3.52m)



BEDROOM (4):
14' 3" x 10' 3" (4.34m x 3.12m)



BATHROOM:
White suite. Shower cubicle with Triton electric shower. Panelled bath with mixer tap and shower attachment. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Separate hotpress on landing.



ROOFSPACE:
Aluminium sliding ladder. Part floored. Light.

OUTSIDE

Asphalt parking area to front. Enclosed rear garden laid in lawn with paved patio area. Enclosed rear paved area. Paved area to side. PVC oil storage tank. Warmflow condensing type oil fired boiler. Outside tap and light. External power sockets.

INTEGRAL GARAGE:
16' 6" x 10' 11" (5.02m x 3.33m)
Roller shutter door. Light and power.

DIRECTIONS
From Ballinderry Road turn into Rosebank Court. Number 2 is straight ahead.

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 freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £1,696.50



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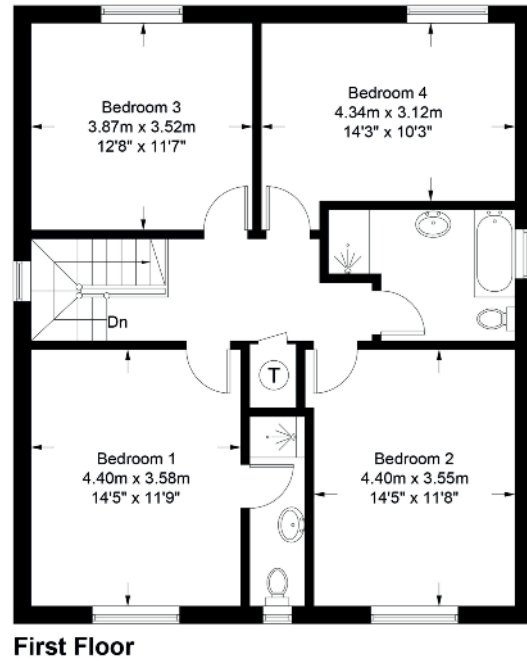
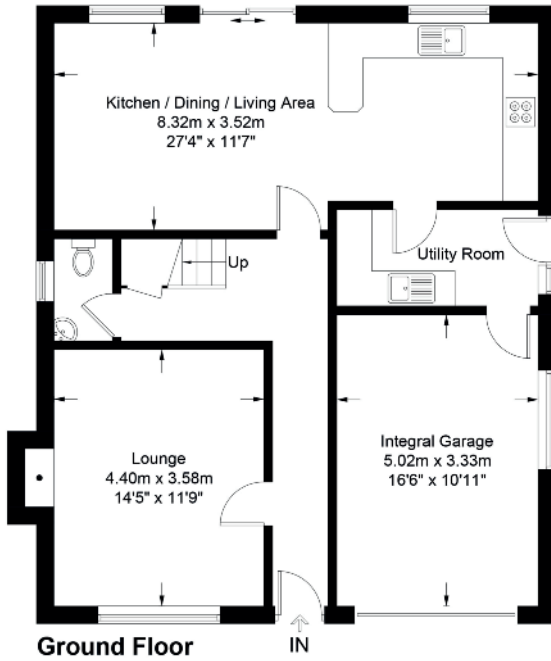


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