



**FOR SALE**

12a Bow Street, Lisburn Co. Antrim BT28 1BN  
028 9266 9030  
info@taylorpattersonestateagents.com  
<https://www.taylorpattersonestateagents.com>

**7 Ruskin Heights, Lisburn**

**Offers in the Region of £135,000**

## PROPERTY DESCRIPTION

A well-presented semi-detached home situated in this mature residential area off Hillsborough Old Road, a short distance from Sprucefield and the motorway network.

Well presented and maintained, the property is now vacant and sitting ready to be moved into.

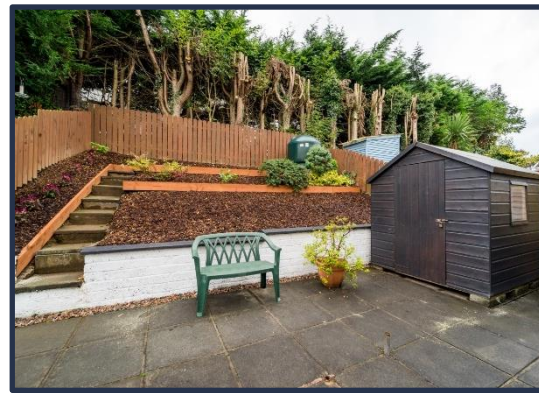
**Accommodation comprises in brief:-** Entrance Hall; Lounge; Dining Room; Kitchen; 2 Bedrooms, one open through to Study/Dressing Room; Bathroom.

**Specification includes:** Oil fired central heating; uPVC double glazed windows; uPVC fascias.

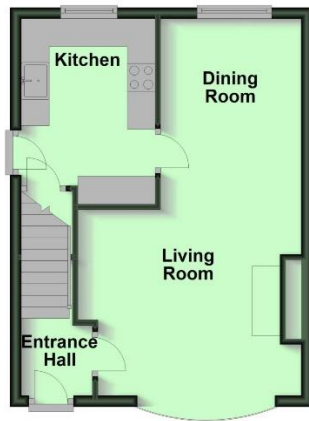
**Outside:** Tarmacadam driveway. Rear garden comprising paved patio and steps up through terraced garden. Timber fence borders.



**LOCATION:** Coming from Sprucefield direction along the Hillsborough Old Road, turn right into Sainsbury Avenue, then left into Ruskin Park and continue into Ruskin Heights.

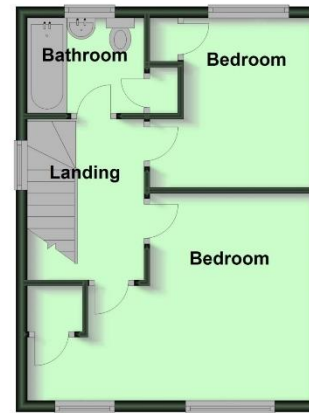


**Ground Floor**



Plan prepared by EASS 'www.eassni.com' To be used as a guide only  
Plan produced using PlanUp.

**First Floor**



## **GROUND FLOOR**

### **ENTRANCE HALL**

PVC double glazed entrance door. Laminated wooden floor.

### **LOUNGE**

4.06m (13'4") x 3.33m (10'11")

Open to:-

### **DINING ROOM**

3.33m (10'11") x 2.52m (8'3")

### **KITCHEN**

3.32m (10'11") x 2.39m (7'10")

Range of high and low level cupboards. Single drainer stainless steel sink unit with mixer tap. Built-in oven, 4 ring touch hob and extractor fan over. Plumbed for washing machine. Built-in cloaks/storage cupboard. uPVC double glazed side door.

## **FIRST FLOOR**

### **BATHROOM**

White suite comprising bath with mixer tap and shower attachment and folding shower screen; pedestal wash hand basin with mixer tap; and low flush w.c. Fully tiled walls.

### **BEDROOM 1**

2.91m (9'7") x 2.24m (7'4")

Built-in wardrobe.

### **BEDROOM 2**

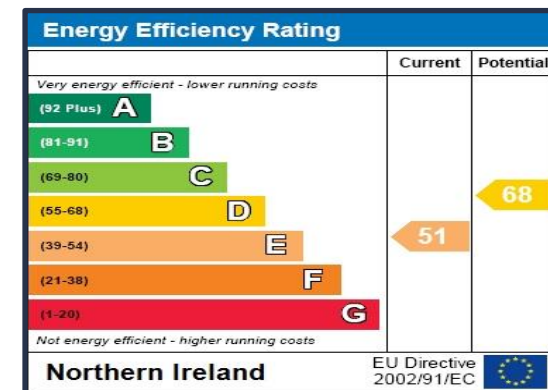
2.78m (9'1") x 2.7m (8'10")

Downlighters. Open to:-

### **DRESSING ROOM/STUDY**

2.3m (7'7") x 1.8m (5'11")

Built-in cupboard. Downlighters.



12a Bow Street, Lisburn Co. Antrim BT28 1BN  
 028 9266 9030  
 info@taylorpattersonestateagents.com  
<https://www.taylorpattersonestateagents.com>



FOR SALE