



49 ROSEWOOD GLEN, LISBURN, BT28 2FH



- A Well Presented Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With Panelled Entrance Door And Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Lounge With Decorative Wooden And Tiled Fireplace Plus Laminated Timber Floor
- Separate Dining Room With Laminated Timber Floor
- Kitchen/Dining Area
- Three Bedrooms With Laminated Timber Floor (One With Shower Room En Suite / One With Built In Storage)

PRICE: OFFERS IN THE REGION OF £219,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D58

REF: DL061023SR

- Bathroom With White Suite
- Front Garden Laid In Lawn With Mature Trees And Shrubbery Plus Gravelset Driveway
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Oil Fired Central Heating System
- PVC Double Glazed Windows

ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

Panelled entrance door with double glazed side panels. Laminated timber floor.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal wash hand basin. Tiled floor.

LOUNGE:

15' 4" x 11' 1" (4.68m x 3.37m)

Decorative wooden and tiled fireplace. Open fire. Storage under stairs. Laminated timber floor.



DINING ROOM:

9' 0" x 8' 7" (2.75m x 2.61m)

Laminated timber floor.

KITCHEN/DINING AREA:

16' 4" x 7' 10" (4.99m x 2.39m)

Range of high and low level units. Granite effect round edge work surfaces. Extractor unit. Single drainer sink unit with mono style mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Space for oven and hob. Tiled walls. Tiled floor. Panelled and glazed door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

14' 2" x 11' 11" (4.31m x 3.64m)

Measurements taken to widest points. Laminated timber floor.



SHOWER ROOM EN SUITE:

Quadrant shower cubicle with Mira Sport electric shower and PVC panelled walls. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Wood effect tiled floor.



BEDROOM (2):

10' 3" x 8' 0" (3.12m x 2.44m)

Laminated timber floor.

BEDROOM (3):

9' 5" x 8' 0" (2.88m x 2.44m)

Laminated timber floor. Built in storage.



BATHROOM:

White suite. Wood panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor. Separate hotpress on landing.

OUTSIDE

Front garden laid in lawn with mature trees and shrubbery. Gravelset driveway. Enclosed rear garden laid in lawn with paved patio area. PVC oil storage tank. Boiler house with oil fired boiler. Outside tap and light.



DIRECTIONS:

From Knockmore Road turn onto Ballymacoss Avenue. At the end of the road turn right onto Rosewood Glen. Number 49 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.

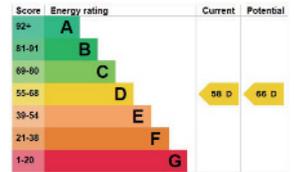


TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £60, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £1,129.41



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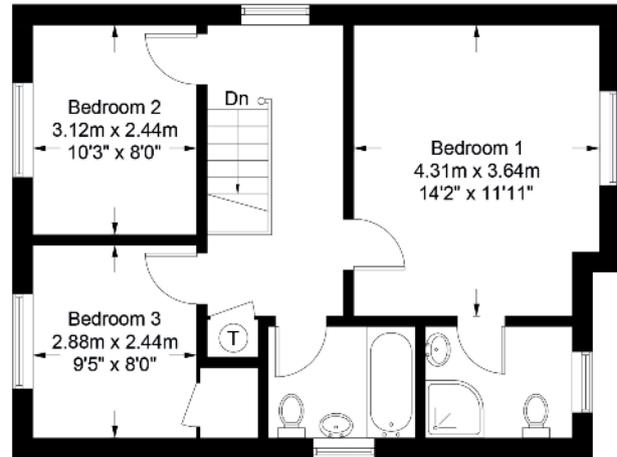
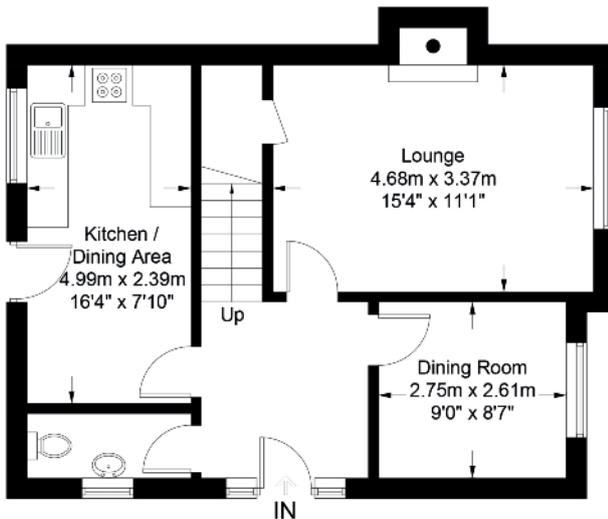


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1013917)

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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