



8 BENSON PARK, LISBURN, BT28 2AB

- A Semi Detached Property Occupying A Prime End Cul De Sac Setting Within This Popular And Convenient Residential Location
- Cash Offers Only Due To Property Being Of Orlit Construction
- Entrance Hall With Golden Oak Effect PVC Double Glazed Entrance Door
- Spacious Lounge With Granite Fireplace
- Study
- Kitchen/Dining Area With Range Of Integrated Appliances
- Utility Area / Adjoining Tiled Wet Room

PRICE: OFFERS IN THE REGION OF £119,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E4I

REF: DL211123SR

- Two Bedrooms
- Bathroom With White Suite
- Floored Roofspace Storage With Light And Power
- Front Garden Laid In Lawn With Driveway
- Rear Patio Garden Laid In Paving Plus Lawn Area To Side
- Oil Fired Central Heating System
- Golden Oak Effect PVC Double Glazed Windows

ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

Golden Oak effect PVC double glazed entrance door.



LOUNGE:

19' 1" x 10' 2" (5.81m x 3.10m)

Measurements taken to widest points.
Granite fireplace with electric fire.



STUDY:

9' 6" x 7' 6" (2.89m x 2.29m)

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

13' 10" x 10' 10" (4.22m x 3.30m)

Range of high and low level units. Round edge work surfaces. Integrated oven. Integrated hob. Integrated fridge. Integrated freezer. Integrated dishwasher. Integrated microwave. Concealed extractor unit. Single drainer stainless steel sink unit with mixer tap. Part tiled walls. Golden Oak effect PVC double glazed door to utility area.



UTILITY AREA:

9' 7" x 6' 11" (2.92m x 2.12m)

Plumbed for washing machine. Door to rear patio garden.



TILED WET ROOM:

Shower area with Aqualisa electric shower. Pedestal wash hand basin. Low flush wc. Tiled walls. Tiled floor.



FIRST FLOOR

BEDROOM (1):

13' 9" x 9' 5" (4.19m x 2.88m)

Measurements taken to widest points. Hotpress. Door to floored roofspace storage.



BEDROOM (2):

10' 4" x 9' 5" (3.16m x 2.88m)



BATHROOM:

White suite. Bath with Aqualisa electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled walls.



ROOFSpace STORAGE:

Floored. Light and power. Eaves storage.

OUTSIDE

Front garden laid in lawn with driveway. Rear patio garden laid in paving. Two garden sheds. Oil fired boiler. PVC oil storage tank. Outside tap and light. Lawn area to side.



TENURE:

We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £711.11

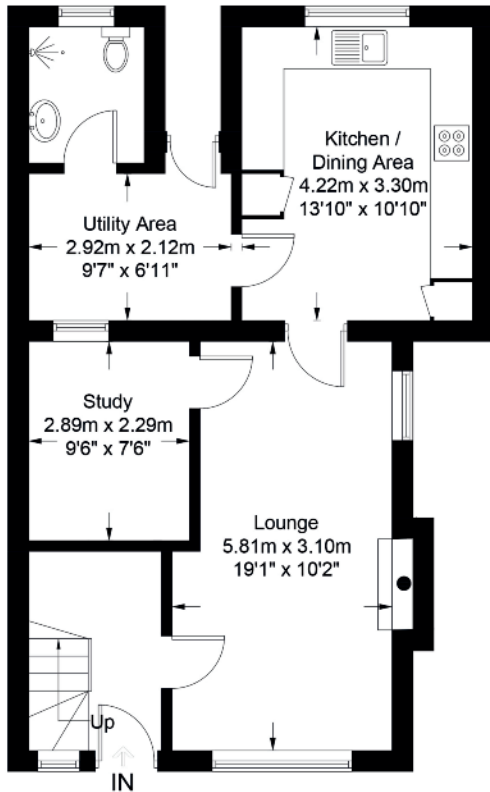
DIRECTIONS:

From Benson Street turn into Benson Park. Number 8 is straightahead at the end of the cul de sac.

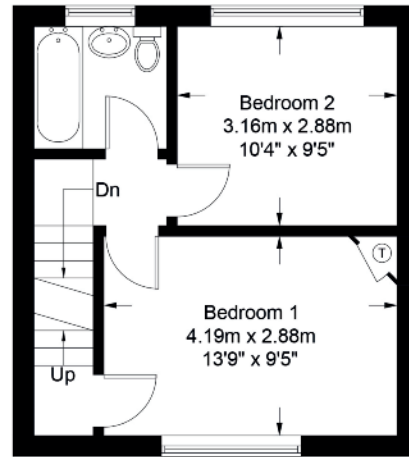
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



8 Benson Park

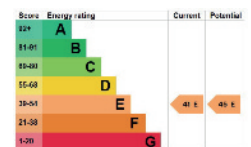


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID1026582)



VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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