



6 RUSHMORE DRIVE, LISBURN, BT28 2HN

- A Well Presented End Terrace Property Occupying A Spacious Corner Setting Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Spacious Lounge With Marble And Granite Fireplace
- Kitchen/Dining Area With Integrated Appliances
- Four Bedrooms (One With Luxury En Suite Shower Room)
- Tiled Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £139,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E52

REF: DL160424SR

- Rear Garden Laid In Lawn And Tarmac Area
- Front Garden Laid In Lawn With Path To Entrance Door
- Oil Fired Central Heating System
- Majority PVC Double Glazed Windows



ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door. Tiled floor.

CLOAKROOM:

Low flush suite. Wash hand basin. Low flush wc. Tiled floor.



LOUNGE:

15' 3" x 12' 7" (4.64m x 3.83m)

Marble fire surround and hearth with granite inset. Coal and flame effect electric fire.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

19' 4" x 10' 8" (5.89m x 3.24m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated ceramic Belling hob. Extractor hood. Integrated fridge/freezer. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Under unit lighting. Part tiled walls. Recessed spotlights. Storage under stairs with light. PVC double glazed rear door to porch with tiled floor.



BEDROOM (4):

9' 3" x 7' 4" (2.81m x 2.24m)

Laminated timber floor.



FIRST FLOOR

BEDROOM (1):

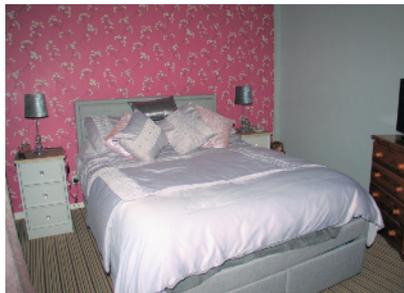
12' 10" x 12' 9" (3.91m x 3.88m)

Measurements taken to widest points. Built in storage.



LUXURY TILED EN SUITE SHOWER ROOM:

Quadrant shower cubicle with electric shower. Pedestal wash hand basin. Close couple low flush wc. Tiled floor. Tiled walls. Recessed spotlights.



BEDROOM (2):

15' 4" x 10' 10" (4.68m x 3.29m)

Measurements taken to widest points.

BEDROOM (3):

12' 10" x 10' 0" (3.90m x 3.05m)

Built in storage.

TILED BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Tiled floor. Tiled walls. Recessed spotlights. Separate hotpress.



OUTSIDE

Rear garden laid in lawn with tarmac area. Outside tap and light. PVC oil storage tank. Oil fired boiler. Front garden laid in lawn with path to entrance door. Garden shed with light and power.

Please note, photos are from stock and may differ slightly from the property.

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 2024 to March 2025 £761.25

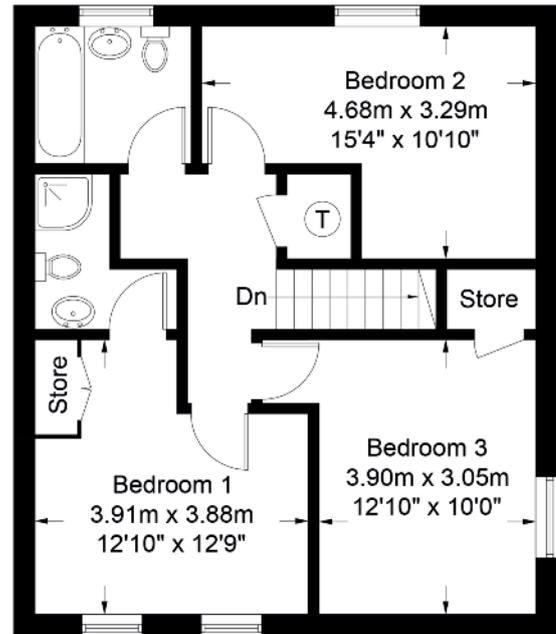
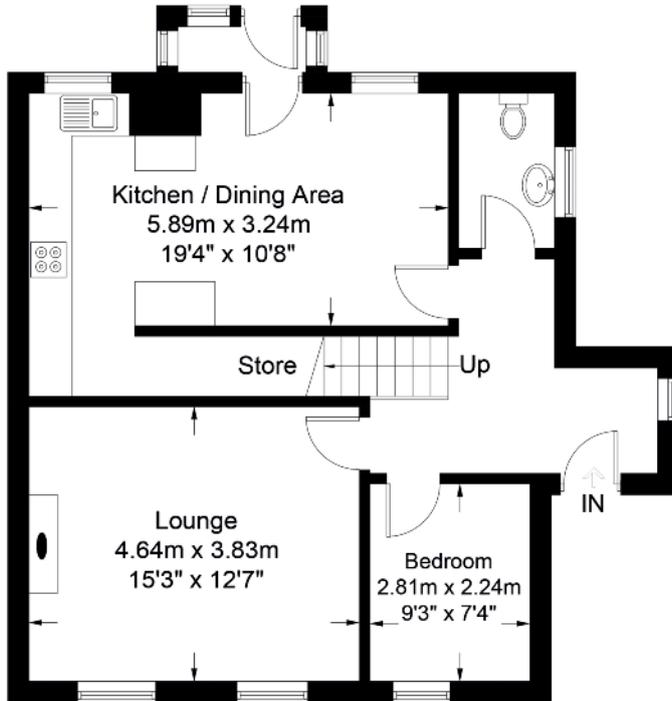
DIRECTIONS

From Knockmore Road turn onto Drumard Drive. Turn right onto Rushmore Drive. Number 6 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.



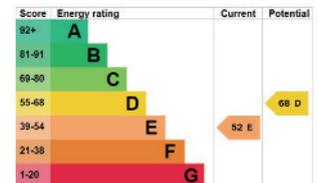
6 Rushmore Drive



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID492388)



VALUATION SERVICE

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

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.