



10 Fountain Crescent, Lisburn, BT28 3WB

Price Guide £175,000

We are pleased to offer for sale this well presented semi - detached home ideally located within a sought after residential development with easy commuting distance to both Belfast and Lisburn City Centres. The accommodation comprises a spacious living room, modern kitchen with range of integrated appliances open plan to dining area, downstairs WC, utility room, two good sized bedrooms (master with ensuite) and family bathroom suite. Further benefits include double glazed windows and gas fired central heating. Outside, there is an enclosed garden in lawn with paved patio area along with spacious driveway to front providing excellent off street parking. Situated just off the Prince William Road, this home is in an ideal location for the first time buyer or young family with local schools, parks and shops all close by.

- Well Presented Semi-Detached Home In A Popular Residential Development
- Spacious Living Room
- Downstairs W.C / Utility Room
- Gas Fired Central Heating / PVC Double Glazing
- Ideal Opportunity For The First Time Buyer
- Two Good Sized Bedrooms, Master With Ensuite
- Open Plan Kitchen / Dining Area
- First Floor Bathroom Suite
- Enclosed Garden In Lawn With Paved Patio
- Driveway Providing Ample Parking

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Hardwood front door with glazed panels.
Wood floor.

LOUNGE 14'1" x 12'5" (4.3 x 3.8)



KITCHEN / DINING 13'1" x 11'5" (4.0 x 3.5)



Modern kitchen with an excellent range of high and low level units, integrated fridge freezer, built in oven with 4 ring gas hob, stainless steel extractor fan, integrated dishwasher, stainless steel sink unit with mixer tap & drainer. Part tiled walls, ceramic tiled floor. Patio doors to enclosed garden.



W.C 5'10" x 4'11" (1.8 x 1.5)



White suite comprising low flush W.C, wash hand basin, part tiled walls and tiled floor.

UTILITY ROOM 4'11" x 4'11" (1.5 x 1.5)



Stainless steel sink unit with mixer tap & drainer, plumbed for washing machine, extractor fan, part tiled walls and tiled floor.

ON THE FIRST FLOOR

BEDROOM ONE 12'5" x 11'5" (3.8 x 3.5)



BATHROOM 8'6" x 7'2" (2.6 x 2.2)



ENSUITE 6'10" x 3'3" (2.1 x 1.0)



White suite comprising panel bath with shower over, low flush W.C, wall hung wash hand basin, heated towel rail, part tiled walls and ceramic tiled floor.

OUTSIDE



White suite comprising, low flush W.C, wall hung wash hand basin, thermostatic shower, part tiled walls and ceramic tiled floor.

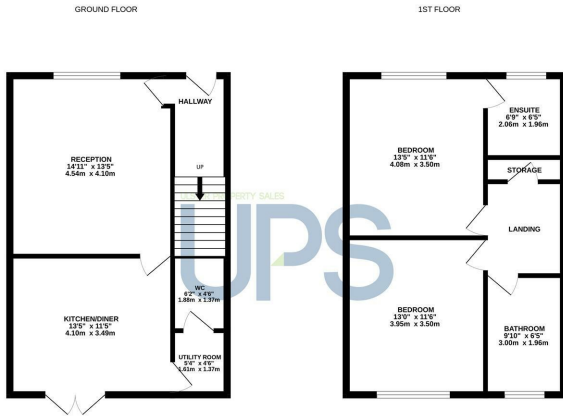
BEDROOM TWO 12'1" x 10'5" (3.7 x 3.2)



Large enclosed garden to rear in lawn with paved patio area. Tarmac driveway to front providing ample off street parking.

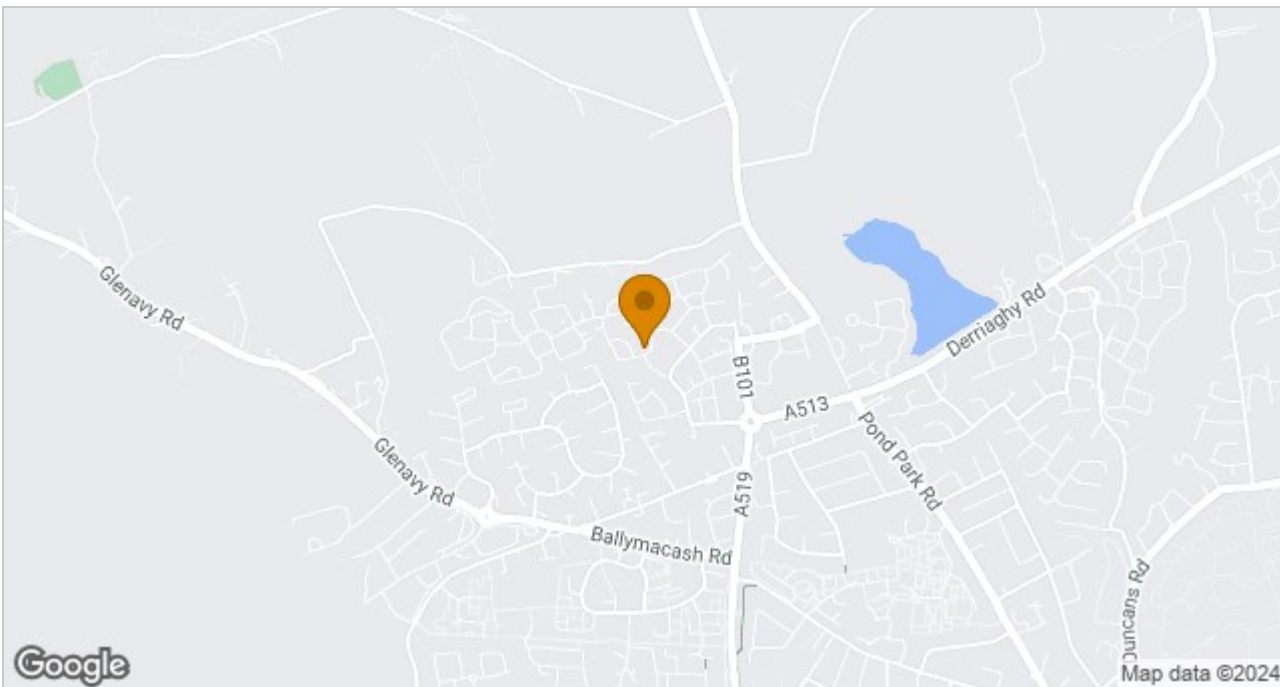


Floor Plan



While every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of areas, volumes, levels and other details are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The accuracy, validity and applicability of these data has been verified and the guarantee will be given upon completion of the relevant work for price. Made with Mapbox ES2024

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

- | | | | | |
|--|---------------------------------------|--|-------------------------------------|---|
| ANDERSONSTOWN
028 9060 5200 | BALLYNAHINCH
028 9756 1155 | CAUSEWAY COAST
0800 644 4432 | FORESTSIDE
028 9064 1264 | NEWTOWNARDS
028 9181 1444 |
| BALLYHACKAMORE
028 9047 1515 | BANGOR
028 9127 1185 | CAVEHILL
028 9072 9270 | GLENGORMLEY
028 9083 3295 | RENTAL DIVISION
028 9070 1000 |
| BALLYMENA
028 2565 7700 | CARRICKFERGUS
028 9336 5986 | DOWNPATRICK
028 4461 4101 | MALONE
028 9066 1929 | |



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark