



## **36 BISHOPSHILL, DROMORE, BT25 1FL**



- A Most Impressive And Exceptionally Well Presented Semi Detached Property Occupying A Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location
- Newly Decorated And Spacious Family Accommodation Extending To Nearly 1600 Square Feet To Include Integral Garage
- Spacious Lounge With Feature Sandstone Fireplace And Oak Effect Laminated Timber Floor
- Spacious And Luxury Fitted Kitchen And Dining Area With Range Of Newly Fitted Appliances And Patio Doors / Utility Room With Access To Integral Garage
- Three Spacious Bedrooms (Principal Bedroom With Adjoining Walk In Robe Or Small Study And Shower Room En Suite)
- Spacious Main Bathroom With Bath And Shower Cubicle

**PRICE: OFFERS IN THE REGION OF £179,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D6I**

**REF:DL30072024HG**

- Enclosed Rear Garden With Paved Patio Area And Bark Beds
- Integral Garage With Roller Shutter Door
- Oil Fired Central Heating
- PVC Double Glazing And PVC Fascias And Soffits
- An excellent example of this ever popular and spacious family home, we strongly recommend early viewing.

**ACCOMMODATION:** Measurements are approximate.

**ENTRANCE HALL:** Panelled entrance door. Oak effect laminated timber floor.

**SPACIOUS LOUNGE:** 4.60m (15'1") x 3.67m (12'0")  
Sandstone fireplace and hearth. Oak effect laminated timber floor.

**CLOAKROOM:** Low flush suite. Close couple low flush wc. Pedestal wash hand basin with mono style mixer tap. Ceramic tiled floor and walls.

**SPACIOUS AND LUXURY FITTED KITCHEN/DINING AREA:**  
6.25m (20'6") x 3.24m (10'8")

Range of high and low level units. Professionally painted doors and units with new handles fitted. Single drainer bowl and a half stainless steel sink unit with swan neck mixer tap. Brand new and unused integrated oven and ceramic touch control hob. Extractor hood. Brand new and unused integrated dishwasher and fridge. Part tiled walls. Recessed spotlights. Oak effect laminated timber floor in dining area. PVC double glazed double doors leading to patio and rear garden.

**UTILITY ROOM:** 3.24m (10'8") x 1.69m (5'7")

Range of built in units with professionally painted doors and new handles. Inset single drainer stainless steel sink unit with mixer tap. plumbed for washing machine and ducted for tumble dryer. Part tiled walls. Double glazed back door leading to rear garden. Access to integral garage.





## FIRST FLOOR

**BEDROOM (1): 5.96m (19'7") x 3.71m (12'2")**

**ADJOINING WALK IN WARDROBE:**

Window. Could be used as small study.

**SPACIOUS AND LUXURY TILED SHOWER ROOM EN SUITE:**

Quadrant shower cubicle. Mira sport electric shower. Pedestal wash hand basin with mono style mixer. Close couple low flush wc. Ceramic tiled walls. Spotlights.

**BEDROOM (2): 5.03m (16'6") x 3.20m (10'6")**

**BEDROOM (3): 3.84m (12'7") x 3.20m (10'6")**

**SPACIOUS BATHROOM:** White suite. Panelled bath with mixer tap and shower attachment. Large shower cubicle with Mira sport electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Spotlights. Hotpress.

## OUTSIDE

Cul de sac setting. Front garden laid in lawn and gravel beds. Tarmac driveway/parking space. Paved path. Enclosed rear garden. Spacious paved patio area. Barked bed. PVC oil storage tank. Oil fired boiler.

**INTEGRAL GARAGE: 5.42m (17'9") x 3.04m (10'0")**

Plaster finish walls. Roller shutter door. Light and power.

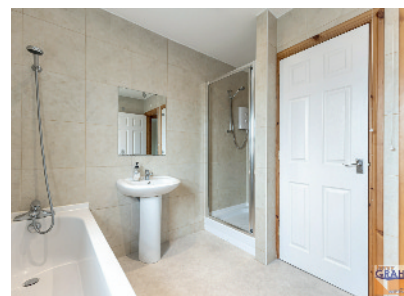
**TENURE:** We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2024 to March 2025 £1,213.08

**SERVICE CHARGE:** A service charge of £80 per year (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

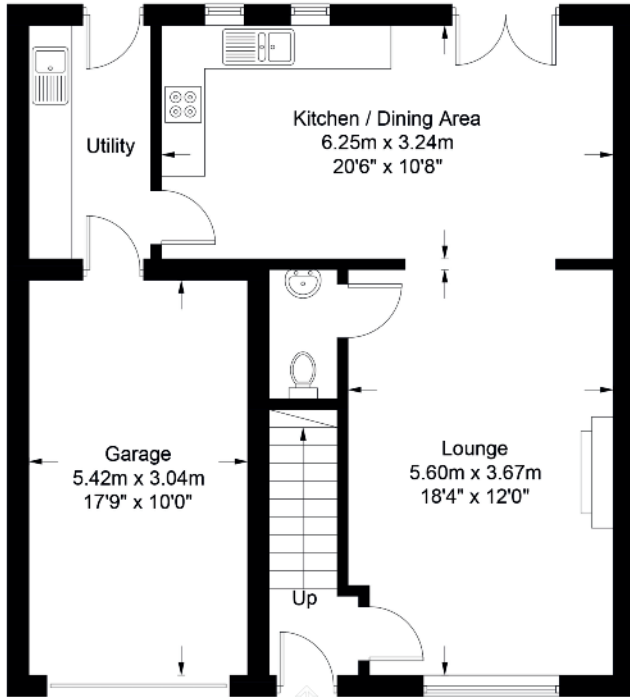
**DIRECTIONS:** From Banbridge Road turn into Bishopshill and proceed to T junction, turn left and number 36 is on the left.

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

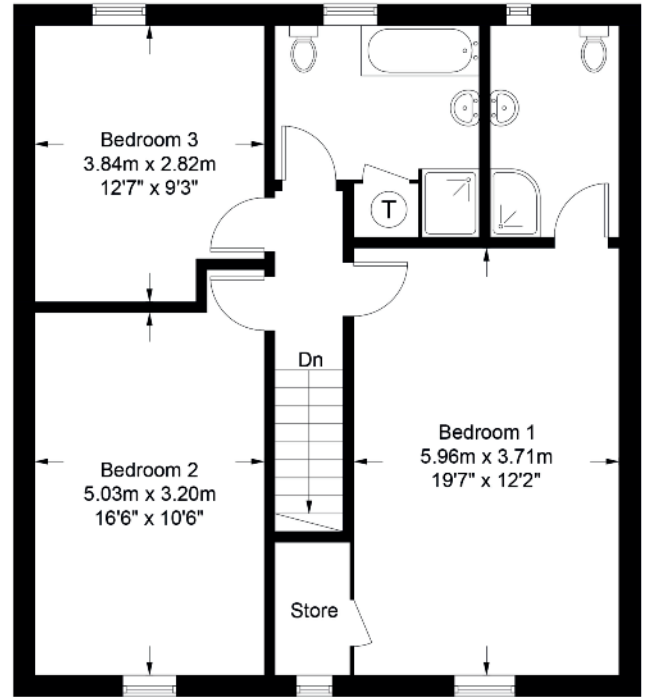


## 36 Bishopshill, Dromore

Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft  
(Including Garage)

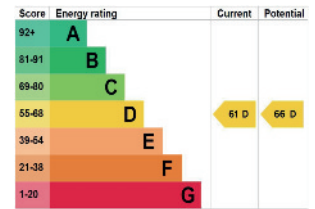


**Ground Floor**  
74.2 sq m / 799 sq ft



**First Floor**  
73.7 sq m / 793 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID982145)



## VALUATION SERVICE

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

[www.hgraham.co.uk](http://www.hgraham.co.uk)

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