



60 RUSKIN PARK, LISBURN, BT27 5QN

- An Exceptionally Well Presented Detached Bungalow Occupying A Spacious Setting Within This Popular Residential Location Convenient To Lisburn, Sprucefield And Royal Hillsborough
- Entrance Porch With PVC Double Glazed Entrance Door
- Entrance Hall With Glazed Entrance Door And Cloakroom
- Spacious Lounge With Decorative Wooden Fire Surround
- Luxury Kitchen/Dining Area With Range Of Integrated Appliances
- Conservatory With PVC Double Glazed Double Doors To Side Patio Area / Utility Store
- Four Good Sized Bedrooms (Two With Built In Storage)

PRICE: OFFERS IN THE REGION OF £284,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D55

REF: DL020824SR

- Luxury Tiled Bathroom With White Suite Including Quadrant Shower Cubicle
 - Spacious Front And Side Garden Laid In Lawn With Tarmac Driveway Plus Tarmac Parking Area
 - Side Patio Area Laid In Paving With Lower Garden Area
 - Oil Fired Central Heating System With Condensing Type Boiler (Recently Installed In January 2024)
 - Solar Thermal Pressurised Hot Water System (Recently Installed In March 2024)
 - PVC Double Glazed Windows And External Doors
- ACCOMMODATION** Measurements are approximate.

ENTRANCE PORCH: PVC double glazed entrance door with double glazed side panel.

ENTRANCE HALL: Glazed entrance door with glazed side panel. Hotpress. Cloakroom. Recessed spotlights.

LOUNGE: 17' 5" x 11' 8" (5.31m x 3.56m)

Decorative wooden fire surround. Recessed spotlights. Please note, the gas fire shown in the photo does not work but if the perspective buyer purchases a new gas fire the owner will install and commission free of charge.

LUXURY KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES: 16' 9" x 9' 9" (5.10m x 2.97m)

Range of high and low level units. Woodgrain effect worktops. Integrated oven. Integrated hob. Integrated dishwasher. Integrated fridge freezer. Extractor unit. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Part tiled walls. Tiled floor. Recessed spotlights. Glazed door to conservatory with glazed side panel.

CONSERVATORY: 11' 6" x 10' 4" (3.51m x 3.14m)

Tiled floor. PVC double glazed double doors to side patio area.

REAR HALL: Woodgrain effect worktop. Tiled floor. PVC double glazed door to side patio area.

UTILITY STORE: Work surface. Plumbed for washing machine. Exterior tap. Warmflow condensing type oil fired boiler.



BEDROOM (1):
13' 8" x 10' 9" (4.17m x 3.28m)



BEDROOM (2):
10' 9" x 10' 7" (3.28m x 3.23m)
Measurements to include built in storage.



BEDROOM (3):
11' 8" x 10' 9" (3.55m x 3.28m)
Measurements to include built in storage.

BEDROOM (4):
15' 9" x 10' 4" (4.79m x 3.14m)

LUXURY TILED BATHROOM:

White suite. Quadrant shower cubicle with thermostatic shower and drencher head. PVC panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Tiled floor. Recessed spotlights.



OUTSIDE

Spacious front and side garden laid in lawn with Tarmac driveway. Paved area to entrance door. Tarmac parking area. Side patio area laid in paving. Lower garden area with garden shed. PVC oil storage tank. Outside tap and light. Private aspects to rear.



DIRECTIONS

From Hillsborough Old Road turn onto Saintsbury Avenue. Continue to the end of the road and turn left onto Ruskin Park. Number 60 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 freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £1,609.50



60 Ruskin Park

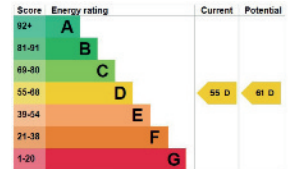
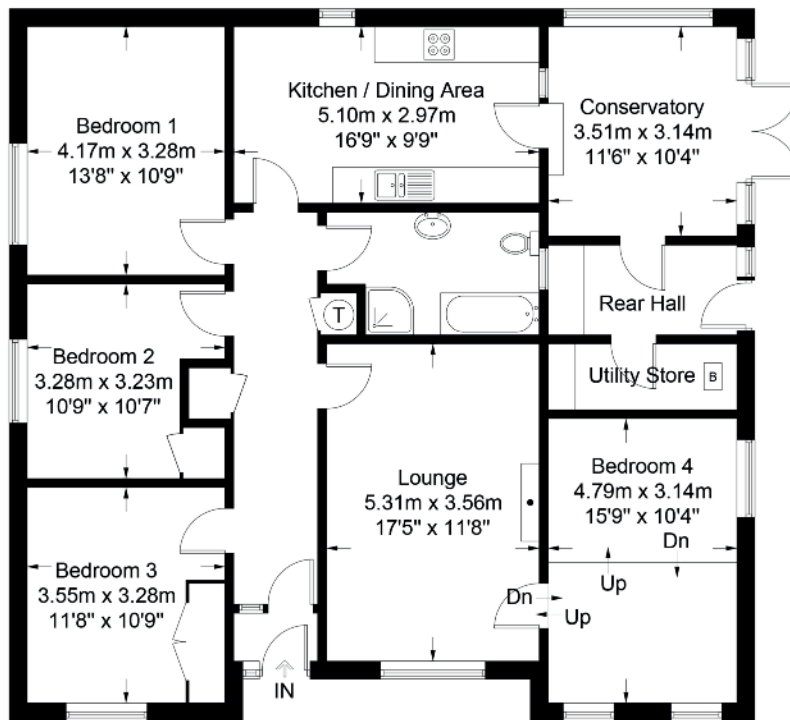


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1107439)

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.