



## 13 RUSHMORE CRESCENT, LISBURN, BT28 2HP

- A Well Presented Mid Terrace Property Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Location
- Lounge With Decorative Fireplace
- Spacious Kitchen And Dining Area With Adjoining Utility Store
- Rear Hall With PVC Double Glazed Back Door And Adjoining Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms (Two With Built In Robes)
- Luxury Bathroom With White Suite And Mira Electric Shower
- Enclosed Patio Garden With Private Aspects / Timber Storage Shed Included

**PRICE: OFFERS IN THE REGION OF £129,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E45**

**REF:DL270824HG**



- Oil Fired Central Heating System With Condensing Type Boiler
- PVC Double Glazed Windows And External Doors
- An Excellent Starter Home, We Strongly Recommend Early Viewing

### **ACCOMMODATION**

Measurements are approximate.

### **OPEN ENTRANCE PORCH**

#### **ENTRANCE HALL:**

PVC double glazed entrance door.

#### **LOUNGE:**

**4.06m (13'4") x 3.50m (11'6")**

Decorative fireplace with beach wood surround. Slate effect inset electric fire. Glazed door to entrance hall.



### **SPACIOUS KITCHEN AND DINING AREA:**

**5.40m (17'9") x 3.52m (11'7")**

Excellent range of high and low level units. Granite effect worktops. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Spacious store with light. Glazed doors to entrance hall and rear hall. Rear hall with PVC double glazed back door and ceramic tiled floor.



### **ADJOINING CLOAK ROOM WITH LOW FLUSH SUITE:**

Close couple low flush wc. Wash hand basin.



## FIRST FLOOR

### BEDROOM (1):

3.55m (11'8") x 3.10m (10'2")

Built in robe.



### BEDROOM (2):

3.52m (11'7") x 3.03m (9'11")

Measurement to include built in robes with sliding doors. Separate double built in robe.



### BEDROOM (3):

2.64m (8'8") x 2.27m (7'5")



### LUXURY BATHROOM WITH WHITE SUITE:

Panelled bath. Mira electric shower. Mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Marble effect panelled walls and white oak effect panelled ceiling. Separate large hotpress and built in store on landing.



## OUTSIDE

Paved patio area to front. Paved patio garden to rear with private aspects. Timber storage shed. Condensing type oil fired boiler. PVC oil storage tank. Outside tap and light.

### 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 £674.25

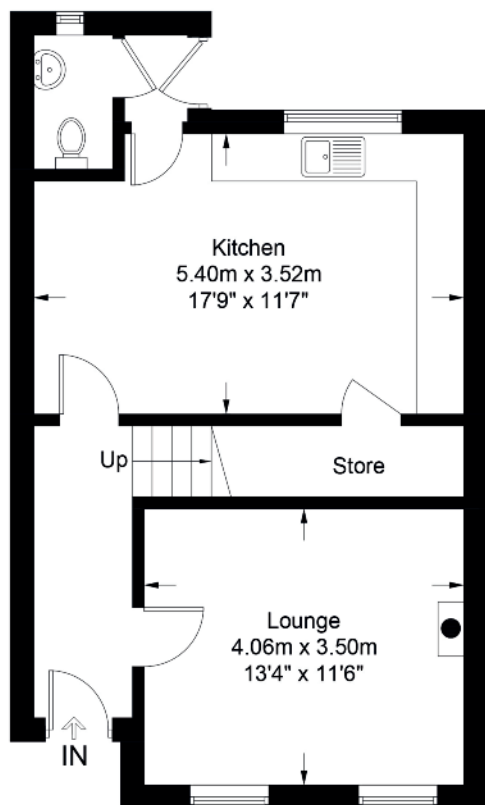
### DIRECTIONS:

From Knockmore Road turn into Knockburn Drive and then turn left into Rushmore Drive, turn left into Rushmore Crescent and number 13 is on the left.

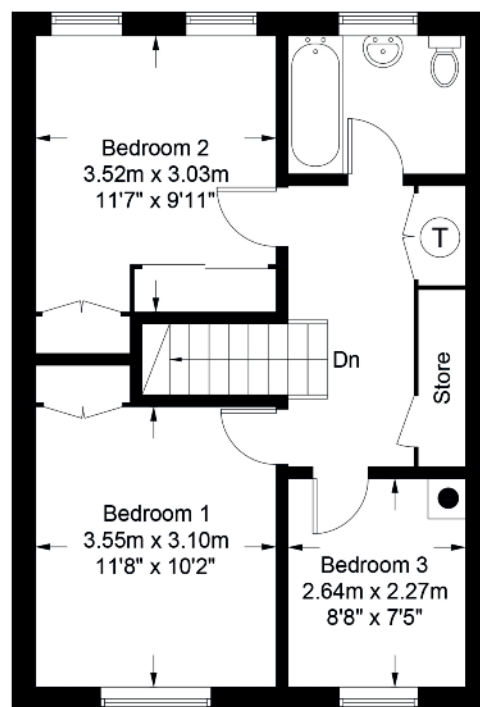
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 13 Rushmore Crescent, Lisburn

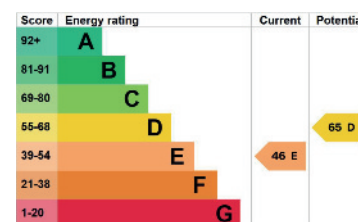


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1118262)



## VALUATION SERVICE

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

# www.hgraham.co.uk

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