



4 HIGHGROVE, RAVARNET, LISBURN, BT27 5AX

- An Excellent Semi Detached Property Occupying A Spacious Cul De Sac Setting Within This Highly Desirable And Convenient Location Close To Royal Hillsborough, Sprucefield And Lisburn
- Lounge With Multi Fuel Stove On Slate Hearth And Laminated Timber Floor
- Dining Room With Double Glazed Double Doors To South Facing Patio And Rear Garden
- Oak Fitted Kitchen With Integrated Oven And Hob
- Three Bedrooms
- Recently Refitted Luxury Shower Room With Quadrant Shower Cubicle And Mira Shower
- Spacious Front Garden With Mature Tree And South Facing Rear Garden With Private Aspects

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E53

REF:HG111024DL

- Attached Garage
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- An excellent opportunity to acquire one of these ever popular properties within this exclusive cul de sac, early viewing is highly recommended.

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door and side panel. Laminated timber floor.

LOUNGE:

4.35m (14'3") x 3.83m (12'7")

Multi fuel stove on slate hearth. Bow window. Laminated timber floor. Open plan to dining room.

DINING ROOM:

3.50m (11'6") x 2.94m (9'8")

PVC double glazed double doors to paved patio area and rear garden. Laminated timber floor. Open plan to lounge.

OAK FITTED KITCHEN

3.48m (11'5") x 2.76m (9'1")

Range of high and low level units. Granite effect round edge work surfaces. Integrated double oven and hob. Extractor hood. Bowl and a half single drainer stainless steel sink unit with mixer tap. Part tiled walls. Tiled floor. Access to attached garage. Please note the integrated fridge is not working.



FIRST FLOOR

BEDROOM (1): 3.75m (12'4") x 2.91m (9'7")

Recessed spotlights.

BEDROOM (2): 4.03m (13'3") x 2.62m (8'7")

Measurements taken to widest points. Access to eaves storage.

BEDROOM (3): 3.00m (9'10") x 2.75m (9'0")

Measurements taken to widest points and to include built in storage. Roof window.

LUXURY SHOWER ROOM:

Recently re fitted luxury shower room. Quadrant shower cubicle. Mira electric shower. Vanity unit with wash hand basin. Mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor. Heated towel rail. Separate hotpress.



OUTSIDE

Spacious front gardens laid in lawns with mature tree. Gravel driveway. Enclosed and south facing rear garden with private aspects. Paved patio area. Raised bark beds with shrubs. PVC oil storage tank. Outside tap and light.

ATTACHED GARAGE: 5.75m (18'10") x 2.72m (8'11")

Up and over door. light and power. Oil fired boiler. Plumbed for washing machine.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2024 to March 2025 £870.00

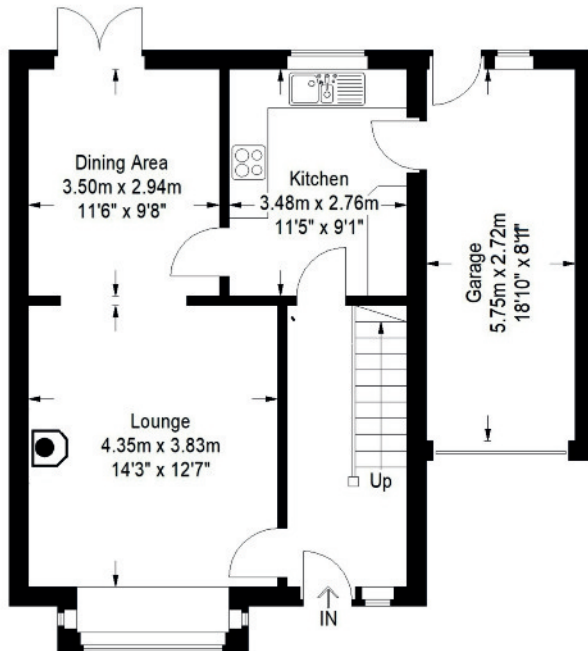
DIRECTIONS:

From Ravernet Road turn into Carnbane Road, turn left into Highgrove and then first left into cul de sac, number 4 is on the right.

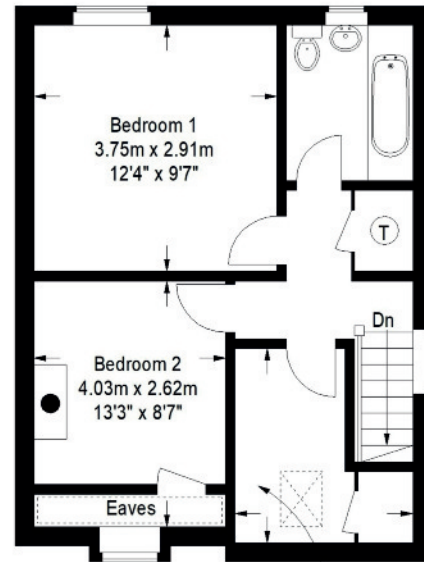
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



4 Highgrove



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2019 (ID 605588)

| | Current | Potential |
|------------------|---------|-----------|
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | | 67 |
| E 49-54 | 53 | |
| F 35-48 | | |
| G 1-34 | | |

Very energy efficient - lower running costs

Not energy efficient - higher running costs



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