

## Outside

Enclosed raised private rear garden with patio area. Outside tap. Purpose built outhouse/office with UPVC double glazed doors and windows. Fitted with underfloor heating, light and power.

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ROBINSON

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We are delighted to bring to the market this superb low maintenance two bedroom first floor apartment positioned on the cusp of Lisburn City Centre. The address offers ease of access for the city commuter to both Belfast and Lisburn City Centres with doorstep convenience to a range of local shops, schools and eateries.

In short, the property comprises of private own door access, landing with additional storage, living room with wood burning stove, kitchen diner with fitted kitchen and range of built in appliances, two well-appointed bedrooms and a family bathroom with a modern white suite.

The property further benefits from UPVC double glazing throughout, gas fired central heating, excellent roofspace storage, an enclosed and raised rear patio garden with a spacious garden pod which comes equipped with underfloor heating, lighting and power.

With an excellent potential rental return, generous living accommodation and low maintenance throughout, we are sure this property will be a popular choice amongst buyers. We recommend viewing at your earliest convenience.

Offers Around  
£109,950

36 Lawnmount  
Crescent,  
LISBURN,  
BT27 4TT

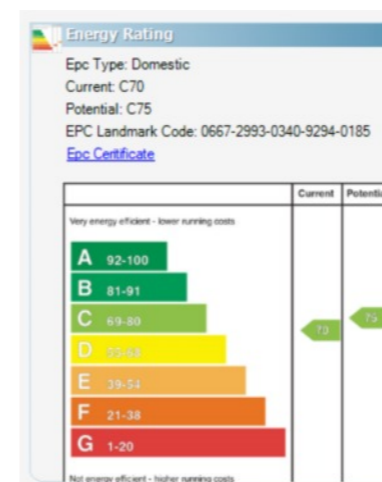
Viewing by  
appointment with  
& through agent  
028 9266 1700

Lisburn - 028 92 66 1700  
Ballyhackamore - 028 90 65 0000  
Lisburn Road - 028 90 66 3030  
North Down - 028 90 42 4747

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36 Lawnmount Crescent,  
LISBURN,  
BT27 4TT

## Property Features

Superbly Presented Two Bedroom First Floor Apartment  
Located on the Cusp of Lisburn City Centre

Close to Local Leading Schools and Belfast International  
Airport

Excellent Transport Links to Belfast and Lisburn City  
Centres

Close Proximity to Lisburn Golf Club, Sprucefield Shopping  
Centre and Hillsborough Village

Two Well Appointed Bedrooms

Newly Fitted Kitchen with Range of Units and Appliances

Living Dining Room with Wood Burning Stove

Modern Family Bathroom with White Suite

Enclosed and Raised Rear Patio Garden

Garden Pod with UPVC Double Glazing, Underfloor  
Heating and Power Supply

UPVC Double Glazing Throughout

Gas Fired Central Heating

No Onward Chain

Ideal Investment Opportunity, Downsize or First Time Buy

Potential Rental Income Circa £700 - £750 PCM

## Location:

Heading into Lisburn on Belfast Road turn left into Hilden onto  
Grand Street. Go through roundabout, continue along Grand  
Street and turn right into Delacherois Avenue and then take next  
right into Lawnmount Crescent.

## Property Comprises

### Ground Floor

Mahogany effect uPVC double glazed front door leading to:

RECEPTION HALL: Stairs to:

### First Floor

LANDING: Access hatch to roofspace via Slingsby type ladder.

LOUNGE: 14' 4" x 13' 11" (4.36m x 4.24m) (at widest points).  
Original treated solid wooden flooring. Feature fireplace with  
granite hearth and wood burning stove.

KITCHEN: 10' 8" x 9' 0" (3.25m x 2.74m) (at widest points).  
Bespoke fully fitted kitchen with range of high and low level units,  
single drainer sink unit, laminate work surfaces, four ring  
induction hob, extractor fan and fully tiled splashback. Integrated  
fridge/freezer, integrated dishwasher, space for washing  
machine. Additional larder storage and breakfast bar.

BEDROOM (1): 13' 5" x 11' 0" (4.09m x 3.35m) (at widest  
points). Built-in robes, laminate wood effect flooring.

BEDROOM (2): 11' 0" x 9' 3" (3.35m x 2.82m) (at widest points).  
Laminate wood effect flooring.

FITTED BATHROOM: White suite comprising low flush wc,  
pedestal wash hand basin with chrome mixer tap and built-in  
vanity unit, part tiled walls, tiled floor. Tongue and groove  
panelled ceiling.

