



43 DRUMARD CRESCENT, LISBURN, BT28 2JP

- An Exceptionally Well Presented Mid Terrace Property Occupying A Prime Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Schools For All Ages
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Brick Built Fireplace And Laminated Timber Floor
- Spacious Kitchen/Dining Area With Integrated Appliances
- Rear Hall With PVC Double Glazed Door To Rear Patio Area And Garden
- Cloakroom With Low Flush Suite
- Three Good Sized Bedroom With Laminated Timber Floor (Two With Built In Robe)

PRICE: OFFERS IN THE REGION OF £164,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C73

REF: DL27042670SR

- Bathroom With White Suite Including Mira Sport Electric Shower
- Asphalt Driveway To Front With Paved Path To Entrance Door
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors



ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL:

PVC composite double glazed entrance door. Laminated timber floor.

LOUNGE:

13' 8" x 11' 9" (4.16m x 3.58m)

Brick built fireplace with tiled hearth. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES: 18' 0" x 11' 8" (5.49m x 3.56m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated Samsung oven. Integrated Samsung hob. Integrated fridge freezer. Extractor unit in black stainless steel canopy. Single drainer composite sink unit with mixer tap. Plumed for washing machine. Part tiled walls. Part tiled floor. Part laminated timber floor. Under unit lighting. Storage under stairs with light.



REAR HALL:

PVC double glazed door to rear patio area and garden.

CLOAKROOM:

Low flush suite. Wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls.



FIRST FLOOR

BEDROOM (1):

11' 8" x 10' 4" (3.56m x 3.16m)

Built in robe. Laminated timber floor.



BEDROOM (2):

11' 8" x 10' 0" (3.56m x 3.06m)

Built in robe. Laminated timber floor.



BEDROOM (3):

8' 9" x 7' 4" (2.66m x 2.23m)

Laminated timber floor.



BATHROOM:

White suite. Panelled bath with mixer tap and Mira Sport electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Two separate stores on landing. (One with Worcester gas fired boiler).



OUTSIDE

Asphalt driveway to front with paved path to entrance door. Enclosed rear garden laid in lawn with paved patio area. Outside tap and light.

DIRECTIONS

From Knockmore Road turn into Drumard Drive. Turn left into Drumard Crescent then turn left into the cul de sac. Number 43 is on the left.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



TENURE:

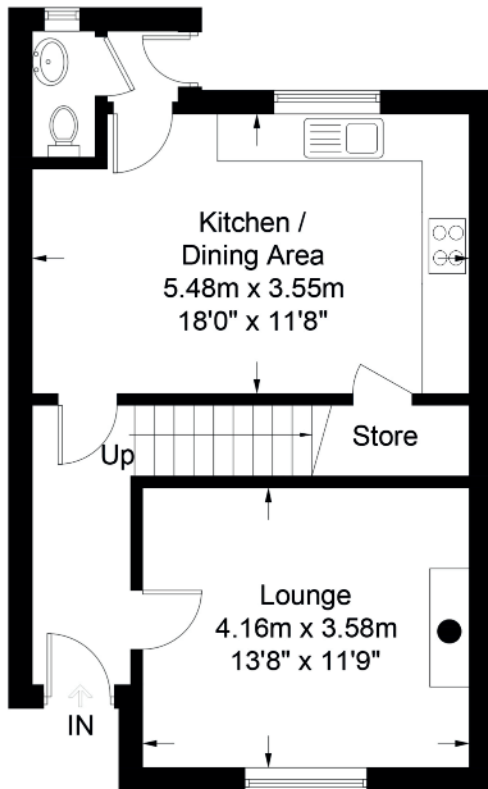
We have been advised the tenure for this property is freehold. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

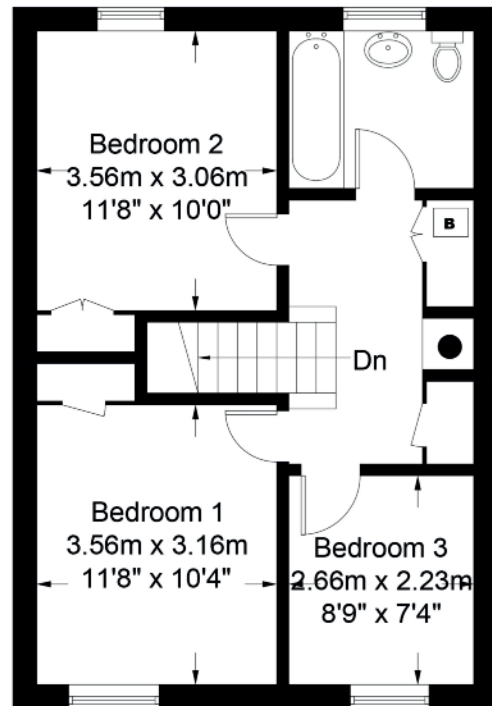
For period April 2026 to March 2027 £738.00

43 Drumard Crescent

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID 521865)

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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