



34 RUSKIN HEIGHTS, LISBURN, BT27 5PT

- A Semi Detached Property Occupying An End Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Hall With Panelled Entrance Door And Laminated Timber Floor
- Lounge With Mahogany And Granite Fireplace Plus Laminated Timber Floor
- Dining Area With Laminated Timber Floor
- Kitchen With Integrated Oven And Hob
- Three Bedrooms (One With Built In Storage Cupboard)
- Bathroom With White Suite Including Mira Sprint Electric Shower

PRICE: OFFERS IN THE REGION OF £169,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D56

REF: DLI3042694SR

- Part Floored Roofspace With Aluminium Sliding Ladder
- Front Garden Laid In Lawn With Spacious Driveway
- Enclosed Rear Garden Laid In Lawn
- Oil Fired Central Heating System
- Double Glazed Windows In Wooden Frames

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Panelled entrance door with double glazed side panels. Laminated timber floor. Storage under stairs.

LOUNGE:

12' 8" x 12' 0" (3.87m x 3.66m)

Mahogany and granite fireplace with coal effect electric fire. Laminated timber floor. Open plan to dining area.

DINING AREA:

10' 7" x 9' 3" (3.23m x 2.82m)

Laminated timber floor. Open plan to lounge.



KITCHEN WITH INTEGRATED OVEN AND HOB:

10' 7" x 9' 3" (3.23m x 2.83m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Panelled door to rear garden.



FIRST FLOOR

BEDROOM (1):

12' 0" x 9' 10" (3.66m x 3.00m)



BEDROOM (2):

10' 9" x 9' 10" (3.27m x 3.00m)



BEDROOM (3):

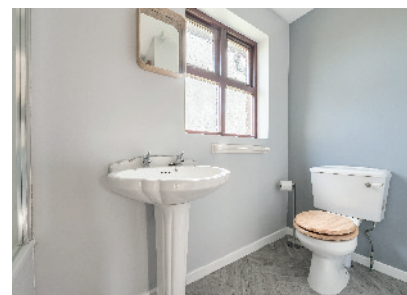
8' 10" x 8' 7" (2.70m x 2.62m)

Measurements to include built in storage cupboard.



BATHROOM:

White suite. PVC panelled bath with Mira Sprint electric shower. Pedestal wash hand basin. Close couple low flush wc. Part PVC panelled walls. Separate hotpress on landing.



ROOFSPACE:

Aluminium sliding ladder. Part floored. Light.

OUTSIDE

Front garden laid in lawn with spacious driveway. Enclosed rear garden laid in lawn. Garden shed. PVC oil storage tank. Brick built boiler house with oil fired boiler. Outside tap and light.



DIRECTIONS

From Hillsborough Old Road turn onto Saintsbury Avenue. Turn left onto Ruskin Park. Continue onto Ruskin Heights. Number 34 is at the end of the cul de sac 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:

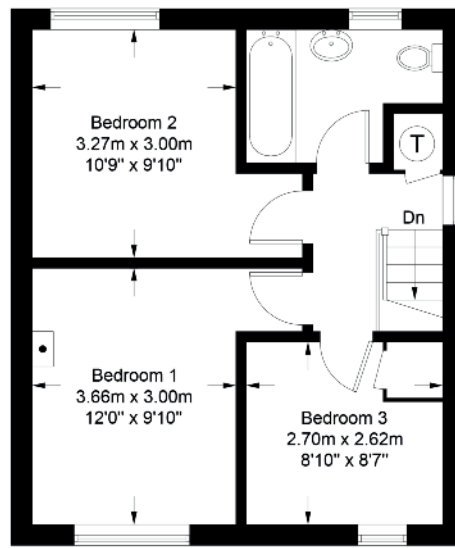
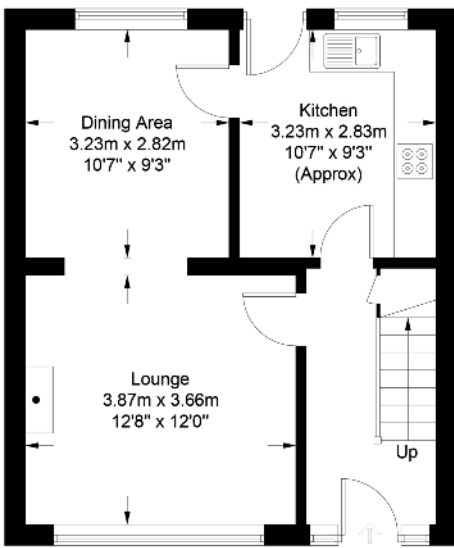
We have been advised the tenure for this property is leasehold with a ground rent payable. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2026 to March 2027 £1,000.00



34 Ruskin Heights



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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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