



Moorland Park,

**Offers in the region of  
£169,500**



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## Moorland Park, Lisburn, County Antrim

### Offers in the region of £169,500

This will presented semi detached home is located in a quiet cul-de-sac location just off the Knockmore Road in Lisburn. This area offers ease of access to local shops, schools, parks and Lisburn centre itself. This home enjoys a larger than average site with good sized well maintained gardens to both side and rear, offering ideal space for entertaining the family. Internally the property has 3 reception areas on the ground floor in the form of a lounge, dining room and conservatory. The first floor features four bedrooms and a bathroom with white suite. Other benefits include double glazed windows and doors, oil heating and a detached garage. Ideal for the growing family given its generous accommodation we fully recommend early consideration of this property. Viewings can be arranged by phoning or emailing our Lisburn office on (028) 9267 5321 / lisburn@reedsrains.co.uk.

#### GROUND FLOOR

##### UPVC DOUBLE GLAZED FRONT DOOR WITH GLAZED SIDE PANEL TO

##### RECEPTION HALL

Ceramic tiled floor. Under stairs storage cupboard.

##### LOUNGE

5.00m x 4.70m (16'5" x 15'5")

Feature fire place with multi fuel stove and wooden mantle. Square bay window. Cornice work. Feature wooden floor.

##### DINING ROOM

3.43m x 3.25m (11'3" x 10'8")

Sliding door to rear. Feature wooden floor. Cornice work.

##### KITCHEN

3.28m x 3.25m (10'9" x 10'8")

Single drainer stainless steel sink unit with mixer taps. Range of high and low level units. Cooker recess. Part tiled walls. Space for fridge freezer. PVC door to rear. Additional glazed door to...

##### CONSERVATORY

3.58m x 3.20m (11'9" x 10'6")

Glazed door to rear.

##### STAIRS TO:-

##### FIRST FLOOR

##### LANDING

Airing cupboard. Access to roof space.

##### BEDROOM 1

3.81m x 3.12m (12'6" x 10'3")

Laminate wooden floor

##### BEDROOM 2

3.91m x 2.64m (12'10" x 8'8")

Dormer window.

##### BEDROOM 3

2.64m x 2.29m (8'8" x 7'6")

Laminate wooden floor. Velux window.

##### BEDROOM 4

3.23m x 2.49m (10'7" x 8'2")

Outlook to rear.

##### BATHROOM WITH MODERN SUITE

1.98m x 1.70m (6'6" x 5'7")

Panel bath with mixer taps, shower screen and redring electric shower unit. Dual flush WC. Wash hand basin with mono tap. Ceramic tiled floor. Heated towel rail. Fully tiled walls. Spotlights.

##### OUTSIDE

Good sized garden to both side and rear in loose stones, patio and feature decked area. PVC Tank. Boiler house with oil fired boiler.

## DETACHED GARAGE

6.20m x 2.67m (20'4" x 8'9")

Roller door. Plumbed for washing machine.  
Power and light.

## DIRECTIONS

Moorland Park is accessed off Ballymacross Avenue which is off the Knockmore Road.



For full EPC please contact the branch

## EPC

### Freehold Not confirmed

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



