



127 MOIRA ROAD, LISBURN, BT28 1RJ

- A Well Presented And Extended Semi Detached Property Occupying A Spacious Setting Within This Popular And Convenient Residential Location Extending To Approximately 2,100 Square Feet To Include Outbuildings
- Entrance Hall With PVC Double Glazed Entrance Door / Cloakroom With Low Flush Suite
- Lounge With Mahogany Fire Surround With Cast Iron Inset And Granite Hearth Plus Back Boiler
- Living/Dining Area With Decorative Wooden And Granite Fireplace
- Kitchen/Dining Area / Rear Hall With PVC Double Glazed Door To Rear
- First Floor Gallery Landing With Storage Cupboard
- Three Bedrooms (One With Range Of Built In Furniture / Two With Solid Wood Floor)
- Luxury Tiled Bathroom With White Suite Including Separate Large Shower Cubicle And Jacuzzi Style Bath

PRICE: OFFERS IN THE REGION OF £199,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING F26

REF: DL080224SR

- Floored Roofspace With Light And Power Plus Slingsby Style Ladder
- Front Garden Laid In Lawn Plus Asphalt Driveway With Parking Area
- Enclosed Rear With Wash Bay And Maintenance Pit
- Large Workshop With Roller Shutter Door
- External Store With Roller Shutter Door
- Oil Fired Central Heating System
- PVC Double Glazed Windows And External Doors



ACCOMMODATION Measurements are approximate

OPEN PORCH AREA

ENTRANCE HALL:

PVC double glazed entrance door. Cloakroom.



CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin with mono style mixer tap. Tiled walls. Tiled floor. Recessed spotlight.



LOUNGE:

13' 1" x 11' 10" (4.00m x 3.61m)

Measurements taken into bay window. Mahogany fire surround with cast Iron inset and granite hearth. Back boiler.



LIVING/DINING AREA:

19' 2" x 11' 10" (5.84m x 3.60m)

Measurements taken to widest points. Decorative wooden and granite fireplace.



KITCHEN/DINING AREA:

15' 0" x 8' 6" (4.56m x 2.60m)

Range of high and low level units. Granite work tops. Space for oven and hob. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel Blanco sink unit with swan neck mixer tap. Plumbed for washing machine. Tiled walls. Recessed spotlights.



REAR HALL:

15' 0" x 8' 6" (4.56m x 2.60m)

Measurements taken to widest points. Tiled walls. PVC double glazed door to rear.



FIRST FLOOR GALLERY LANDING:

Storage cupboard.

BEDROOM (1): 12' 4" x 11' 10" (3.76m x 3.61m)

Measurements taken to widest points and to include of built in furniture. Vanity unit with work surface and wash hand basin with mono style mixer tap. Tiled splashback. Solid wood floor.



BEDROOM (2): 11' 10" x 11' 2" (3.61m x 3.41m)

BEDROOM (3): 8' 6" x 7' 10" (2.59m x 2.39m)

Solid wood floor.



LUXURY TILED BATHROOM:

White suite. Large shower cubicle with Aqualisa electric shower. PVC panelled Jacuzzi style bath with centre mount mixer tap and shower attachment. Close couple low flush wc. Vanity unit with wash hand basin and mixer tap. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights. Hotpress.



ROOFSPACE:

Slingsby style ladder. Floored. Light and power.

OUTSIDE

Front garden laid in lawn. Asphalt driveway with parking area. Gated entrance. Flowerbeds with shrubbery. Enclosed rear with gate. External power sockets. Outside tap and light. Wash bay area. Maintenance pit.

WORKSHOP: 29' 9" x 23' 9" (9.06m x 7.24m)

Roller shutter door. Light and power. Four roof windows.



EXTERNAL STORE: 25' 2" x 9' 4" (7.67m x 2.85m)

Measurements taken to widest points. High level units. Plumbed for washing machine. Single drainer stainless steel sink unit. Roller shutter door. PVC oil storage tank. Close couple low flush wc. Light and power. Oil fired boiler.



TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

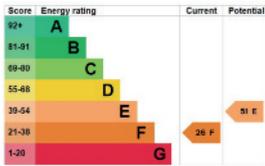
RATES PAYABLE:

For period April 2023 to March 2024 £1,003.92

DIRECTIONS

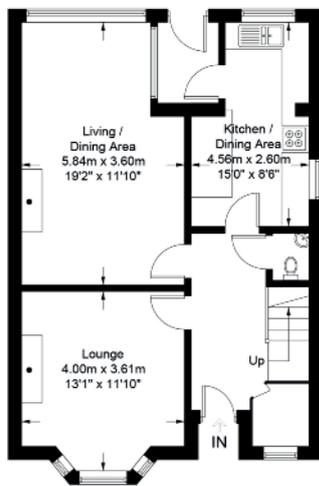
From Lisburn continue onto Moira Road. Number 127 is on the left.

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

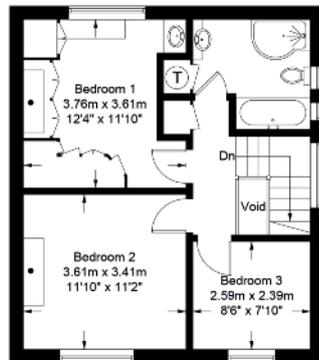


127 Moira Road

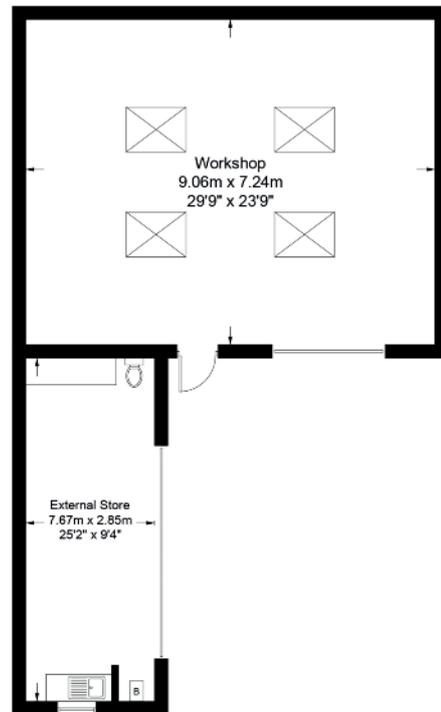
Approximate Gross Internal Area = 106.7 sq m / 1149 sq ft
 Outbuilding = 88.4 sq m / 951 sq ft
 Total = 195.1 sq m / 2100 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1044464)

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