



45 AYRSHIRE ROAD, LISBURN, BT28 2SF

- A Well Presented Semi Detached Property Situated Within This Highly Desirable Residential Development In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Tiled Floor
- Lounge With Wall Mounted Electric Fire And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Cloakroom With Low Flush Suite
- Three Bedrooms (One With Built In Robes With Sliding Doors And Fitted Interior)
- Bathroom With White Suite Including Quadrant Shower Cubicle With Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £210,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B83

REF: DL300525SR

- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed Rear Garden Laid In Lawn With Pavior Brick Patio Area
- Gas Fired Central Heating System
- Alarm System
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC composite double glazed entrance door. Tiled floor. Recessed spotlight.

LOUNGE:

15' 3" x 13' 3" (4.65m x 4.04m)

Measurements taken to widest points. Wall mounted electric fire. Laminated timber floor. Storage under stairs.



KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

16' 9" x 13' 3" (5.10m x 4.04m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated gas hob. Integrated fridge freezer. Plumbed for dishwasher. Extractor unit in stainless steel canopy. Bowl and a half single drainer Blanco stainless steel sink unit with mixer tap. Plumbed for washing machine. Storage cupboard with gas fired boiler. Part tiled walls. Tiled floor. Recessed spotlights. PVC double glazed door to rear patio area and garden.



CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



FIRST FLOOR

BEDROOM (1):

15' 7" x 9' 10" (4.76m x 3.00m)

Measurements to include built in robes with sliding doors and fitted interior.



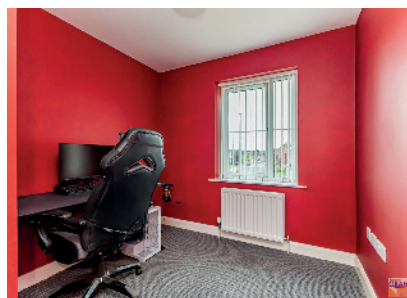
BEDROOM (2):

13' 0" x 8' 2" (3.97m x 2.50m)

BEDROOM (3):

9' 7" x 8' 2" (2.92m x 2.49m)

Measurements to include built in storage cupboard.



BATHROOM:

White suite. Quadrant shower cubicle with thermostatic shower. Panelled bath with centre mount mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Separate storage cupboard on landing.



OUTSIDE

Front garden laid in lawn with tarmac driveway. Pavior brick path to entrance door. Enclosed rear garden laid in lawn with pavior brick patio area. Private aspects to rear. Outside tap and light. Pavior brick path to side. Garden shed.



DIRECTIONS

From Holstein Avenue/Sycamore Mews turn onto Ayrshire Drive. Continue to the end of the road and turn left onto Ayrshire Road. Number 45 is on the right.

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



TENURE:

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

RATES PAYABLE:

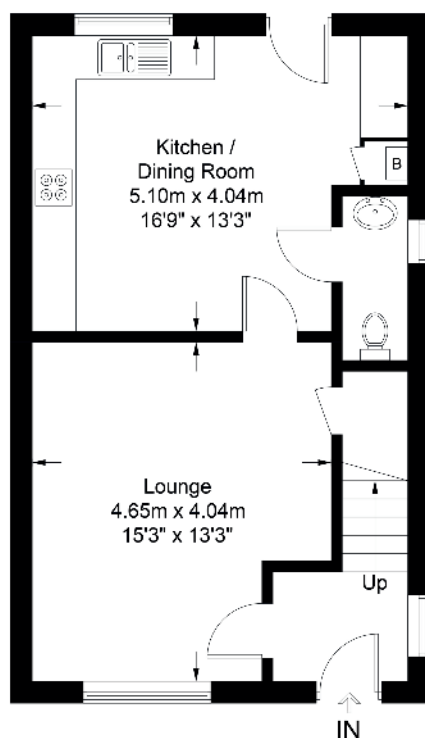
For period April 2025 to March 2026 £1,000.78

SERVICE CHARGE:

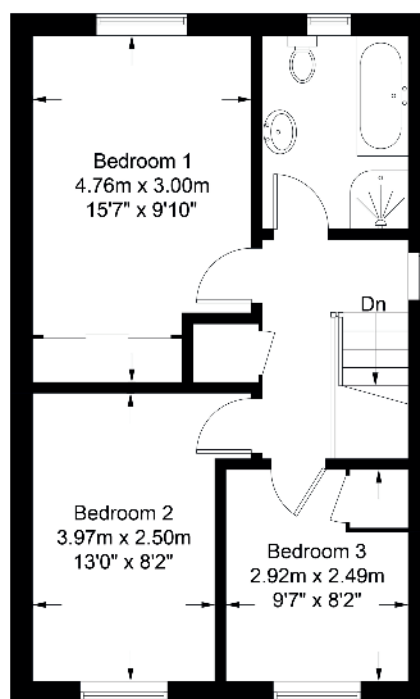
A service charge of £107.20 (01 Feb 25 - 30 Sep 25) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

45 Ayrshire Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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. Fourlabs.co © 2025 (ID1204192)

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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