



14 MOSS ROAD, LAMBEG, LISBURN, BT27 4NW

- For Sale By Henry Graham Estate Agents Via The iamsold Online Bidding Platform Please Note Auctioneer Comments
- Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.
- A Detached Property Situated Within This Highly Desirable Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Please note, photos are from stock and may differ slightly from the property
- Spacious Family Accommodation Extending To Approximately 2,247 Square Feet (Including External Store And External Utility Store/Excluding Eaves)
- Entrance Porch With PVC Double Glazed Entrance Door And Tiled Floor

PRICE: BIDS INVITED IN EXCESS OF £259,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E44

REF: DL030625SR

- Open Plan Reception Hall With Solid Wood Floor
 - Lounge/Dining Area With Solid Wood Floor And PVC Double Glazed Door To Rear Patio Area
 - Hallway With Tiled Floor And PVC Double Glazed Door To Carport
 - Separate Family Room With Bay Window And Solid Wood Floor
 - Kitchen With PVC Double Glazed Door To Rear
 - Four Bedrooms (One With Tiled Shower Room En Suite/One With Dressing Room/Walk In Wardrobe)
 - Luxury Tiled Shower Room With Chrome Finish Heated Towel Rail
 - Floored Roofspace Storage With Light
 - Front Garden Laid In Lawn With Tarmac Driveway And Carport / Enclosed And Private Rear Garden Laid In Gravel With Paved Patio Area
 - External Store With Light And Power / External Utility Area With PVC Double Glazed Door To Carport
 - Oil Fired Central Heating System / PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate.

ENTRANCE PORCH: PVC double glazed entrance door with double glazed side panel. Tiled floor. Double doors through to open plan reception hall.

OPEN PLAN RECEPTION HALL: 12' 10" x 6' 5" (3.91m x 1.96m)
Solid wood floor. Open plan to lounge/dining area.

LOUNGE/DINING AREA: 27' 10" x 11' 2" (8.48m x 3.40m)
Granite fireplace. (Please note, the fireplace has been closed off). Solid wood floor. PVC double glazed sliding patio door to rear patio area. Open plan to reception hall.

HALLWAY:
Hotpress. Storage under stairs. Tiled floor. Recessed spotlights. PVC double glazed door to carport. Fixed staircase to first floor.

FAMILY ROOM: 13' 5" x 8' 0" (4.10m x 2.44m)
Bay window. Solid wood floor.

KITCHEN: 11' 4" x 10' 4" (3.45m x 3.14m)
Range of high and low level units. Polished granite effect round edge work surfaces. Space for oven and hob. Extractor unit in black stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. PVC double glazed door to rear. Recessed spotlights.



BEDROOM (1):

14' 0" x 10' 4" (4.26m x 3.15m)

Measurements taken to widest points. Solid wood floor.



TILED SHOWER ROOM EN SUITE:

Quadrant shower cubicle with electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor.

BEDROOM (2): 11' 6" x 9' 5" (3.50m x 2.88m)

Solid wood floor.



BEDROOM (3): 9' 5" x 9' 5" (2.88m x 2.87m)

Solid wood floor.

LUXURY TILED SHOWER ROOM: Large quadrant shower cubicle with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Wall mounted mirror cabinet. Tiled walls. Tiled floor. Recessed spotlights.



FIRST FLOOR

BEDROOM (4): 15' 7" x 10' 2" (4.74m x 3.09m)

Measurements taken into sloping ceilings and to include built in storage. Laminated timber floor. Two roof windows. Under eaves storage.

DRESSING ROOM/WALK IN WARDROBE:

13' 9" x 10' 2" (4.19m x 3.09m)

Measurements taken into sloping ceilings and to include built in storage and built in shelving. Roof window. Access to roofspace storage.

ROOFSPACE STORAGE: Floored. Light.

OUTSIDE: Front garden laid in lawn with mature trees and shrubbery. Tarmac driveway. Carport. Outside tap and light. Enclosed and private rear garden laid in gravel with paved patio area. Paved path. PVC oil storage tank. Oil fired boiler. External power sockets.



EXTERNAL STORE: 8' 5" x 2' 10" (2.56m x 0.87m)

Light and power.

EXTERNAL UTILITY STORE: 13' 2" x 6' 9" (4.02m x 2.06m)

PVC double glazed entrance door. Range of high and low level units. Polished granite effect round edge work surface. Single drainer stainless steel sink unit with mixer tap. Light and power. PVC double glazed door to carport.

DIRECTIONS: From A1/Queensway turn onto Moss Road. Number 14 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.



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 £1,683.13

Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

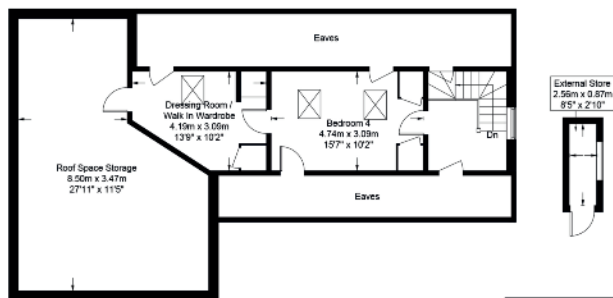
Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

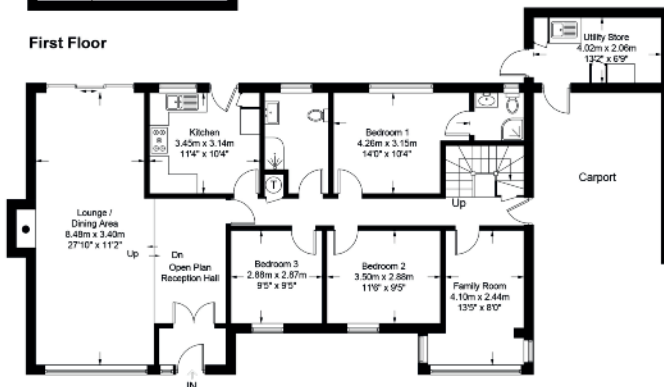
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

14 Moss Road

Approximate Gross Internal Area
Ground Floor = 123 sq m / 1324 sq ft
First Floor = 75.2 sq m / 809 sq ft (Excluding Eaves)
External Store = 2.3 sq m / 25 sq ft
Utility Store = 8.3 sq m / 89 sq ft
Total = 208.8 sq m / 2247 sq ft (Excluding Eaves)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID983950)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	44 E	
21-38	F		
1-20	G		

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.