



9 MOSS ROAD, LAMBEG, LISBURN, BT27 4NN

- A Well Presented End Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Lounge/Dining Area With Multi Fuel Burning Stove And Laminated Timber Floor
- Kitchen With Integrated Appliances
- Three Bedrooms With Recessed Spotlights
- Tiled Bathroom With White Suite Including Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £179,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D65

REF: DL270625SR

- Front Garden Laid In Lawn With Path To Entrance Door
- Enclosed Rear Garden Lain In Lawn With Decking Area And Patio Area
- Gas Fired Central Heating System / PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Laminated timber floor. Storage under stairs.

CLOAKROOM:

Low flush suite. Wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Laminated timber floor.

LOUNGE/DINING AREA:

24' 0" x 10' 10" (7.32m x 3.30m)

Multi fuel burning stove on hearth. Laminated timber floor. Open plan to kitchen. Recessed spotlights. PVC double glazed sliding patio door to rear decking area and garden.



KITCHEN WITH INTEGRATED APPLIANCES:

13' 1" x 6' 11" (3.98m x 2.12m)

Range of high and low level units. Quartz effect work tops. Integrated oven and hob. Integrated fridge freezer. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Chrome finish heated towel rail. Part tiled walls. Laminated timber floor. Built in cupboard with gas fired boiler. Open plan to lounge/dining area. PVC double glazed door to rear decking area and garden.



FIRST FLOOR

BEDROOM (1):

12' 3" x 10' 6" (3.73m x 3.21m)

Measurements taken to widest points. Recessed spotlights.



BEDROOM (2):

11' 3" x 9' 5" (3.42m x 2.88m)

Recessed spotlights.



BEDROOM (3):

8' 7" x 8' 0" (2.61m x 2.44m)

Recessed spotlights.



TILED BATHROOM:

Panelled shower bath with mixer tap and thermostatic shower. Drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Tiled floor. Recessed spotlights. Separate storage cupboard on landing.



OUTSIDE

Front garden laid in lawn with path to entrance door. Gravel area. Enclosed rear garden laid in lawn with decking area and patio area. Path to side. Private aspects to rear. Outside tap and light.

TENURE:

We have been advised the tenure for this property is leasehold, the lease is 10,000 years from 01/02/1953 and the annual ground rent is £11.50, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £955.29

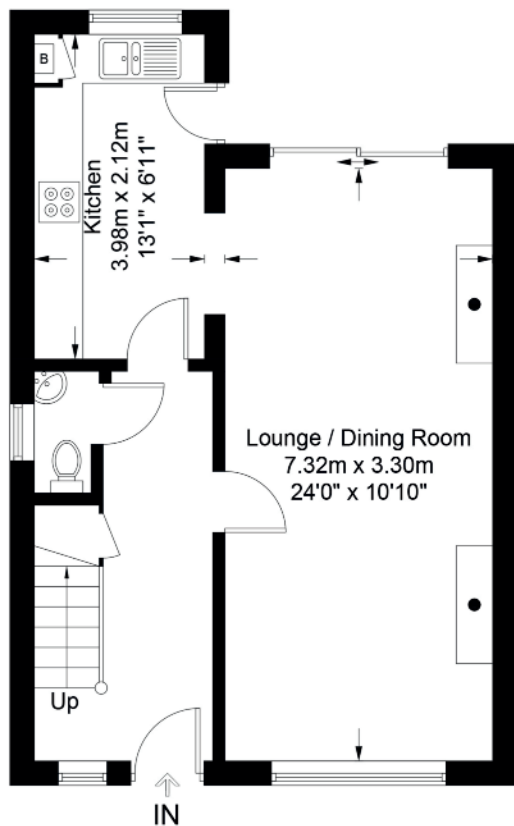
DIRECTIONS

From A1/Queensway turn onto Moss Road. Number 9 is on the right.

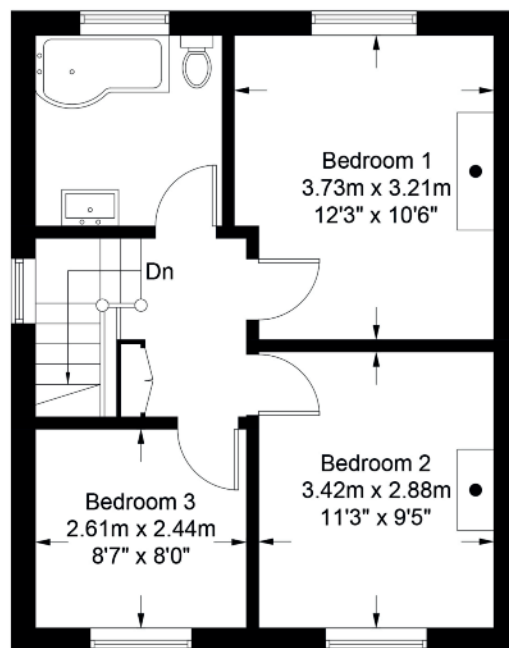
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



9 Moss Road



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1217446)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

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.