



I PROSPECT CRESCENT, MAGHERALAVE ROAD, LISBURN, BT28 3PH



- A Most Impressive Georgian Period Style End Townhouse Property Occupying A Generous And Private Setting
- Exclusive And Highly Desirable Residential Location Within Walking Distance Of Wallace Park, Train Station, City Centre And Excellent Schools
- Spacious First Floor Drawing Room With Marble Fireplace And Private Outlook To Front
- Spacious Kitchen And Dining Area With Integrated Appliances And Oak Doors
- Three Good Sized Bedrooms And Optional Fourth Bedroom Or Study On Ground Floor (see plans)
- Shower Room En Suite And Bathroom With White Suite
- Integral Garage With Remote Control Door / Utility Room / Cloakroom With Low Flush Suite

PRICE: OFFERS IN THE REGION OF £320,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C73

REF:DLI40224HG

- Good Sized Rear Garden With Private And Westerly Aspects
- Gas Fired Central Heating System With Worcester Combi Boiler Newly Fitted 2020 • Alarm System Installed
- PVC Double Glazed Windows And Rear External Doors (Sash Style Windows To Front)

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Composite PVC entrance door with double glazed side panels. Plaster cornice. Stairs down to lower ground floor.

FAMILY ROOM or STUDY or 4TH BEDROOM:

3.46m (11'4") x 3.22m (10'7")

PVC double glazed French doors leading to patio and rear garden.

UTILITY ROOM:

2.20m (7'3") x 1.94m (6'4")

Built in unit with Franke single drainer stainless steel sink unit with mixer tap. Worcester gas fired combi boiler newly installed 2020. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. PVC double glazed French door leading to patio and rear garden.

CLOAKROOM WITH LOW FLUSH SUITE:

Close couple low flush wc. Pedestal wash hand basin with tiled splash back.

HALLWAY

Airing cupboard and separate storage downstairs with light. Access to integral garage.

FIRST FLOOR:

SPACIOUS DRAWING ROOM:

5.93m (19'5") x 3.80m (12'6")

Measurement taken to widest points. Feature marble fireplace and hearth with coal effect gas fire. Plaster cornice and ceiling rose. Large window overlooking the crescent with mature trees.

SPACIOUS KITCHEN AND DINING AREA:

6.71m (22'0") x 3.22m (10'7")

Excellent range of high and low level units with oak doors and drawer fronts. Round edge work surfaces with Franke single drainer stainless steel sink unit with swan neck mixer tap. Integrated Neff double oven and Whirlpool four ring gas hob. Tiled splash back. Extractor hood in stainless steel canopy. Under unit lighting. Glazed cabinets. Plumbed for dishwasher. Integrated Zanussi fridge freezer. Ceramic tiled floor. Recessed spotlights. Two large windows with private aspects over rear garden



SECOND FLOOR:

BEDROOM(1)/MASTER BEDROOM: 5.83m (19'2") x 3.44m (11'3")

Measurements taken to widest points and to include range of built in robes.



SHOWER ROOM EN SUITE:

Shower cubicle. Pedestal wash hand basin with mixer tap and tiled splash back. Close couple low flush wc.

BEDROOM (2): 3.45m (11'4") x 3.40m (11'2")

Pleasant outlook over crescent and mature trees.



BEDROOM (3): 3.22m (10'7") x 2.36m (7'9")

Built in robe.



BATHROOM:

White suite. Panelled bath. Mira mixer tap with shower attachment. Folding shower screen. Pedestal wash hand basin with mixer tap and tiled splash back. Close couple low flush wc. Part tiled walls.

OUTSIDE:

Front and side garden laid in lawn with mature trees and shrubs. Brick set driveway. Tiled steps with railing leading to open entrance porch with pillars. Good sized rear garden laid in lawns with a wide variety of mature trees and shrubs. Paved patio area. Greenhouse. Outside tap and lights.

INTEGRAL GARAGE:

5.93m (19'5") x 3.80m (12'6")

Measurement taken to widest points. Remote control roller shutter door. Light and power.



TENURE: We have been advised the tenure for this property is leasehold and the annual ground rent is £20, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2023 to March 2024 £1547.71

SERVICE CHARGE: A service charge of £247 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor verify the details.

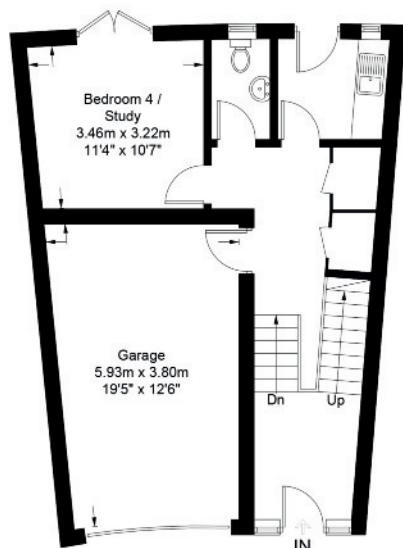
DIRECTIONS: From Lisburn proceed along Magheralave Road, Prospect Crescent is on the right.

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

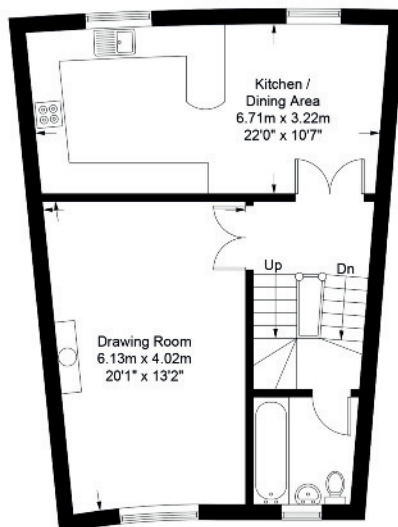


1 Prospect Crescent

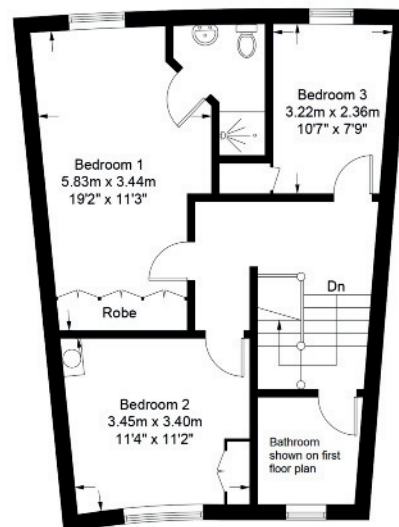
Approximate Gross Internal Area
Ground Floor = 59.3 sq m / 638 sq ft
(Including Garage)
First Floor = 58.8 sq m / 633 sq ft
Second Floor = 58.8 sq m / 633 sq ft
Total = 176.9 sq m / 1904 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID881858)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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