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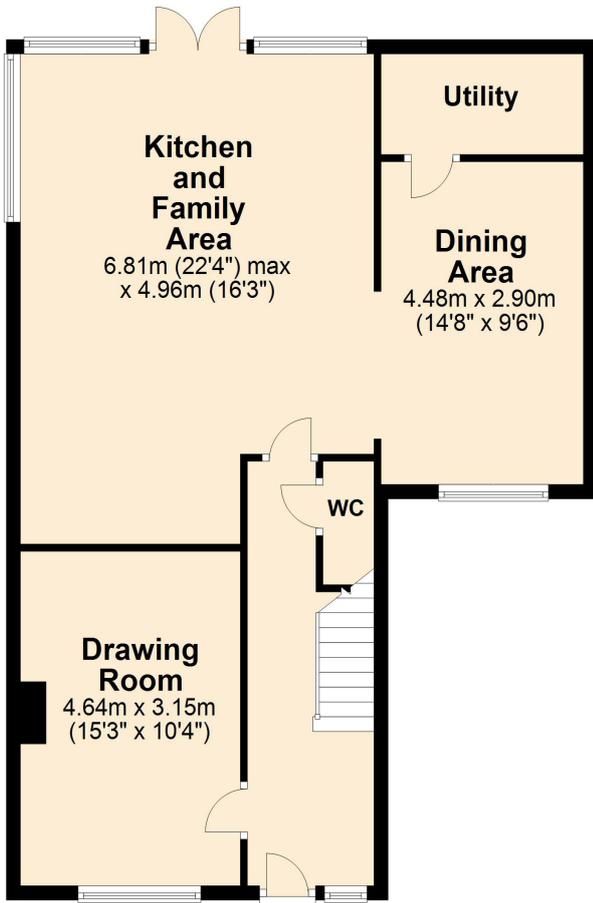
**8 GRAVELHILL GROVE**  
Maze, Lisburn  
BT28 2SH

Offers around  
**£194,950**

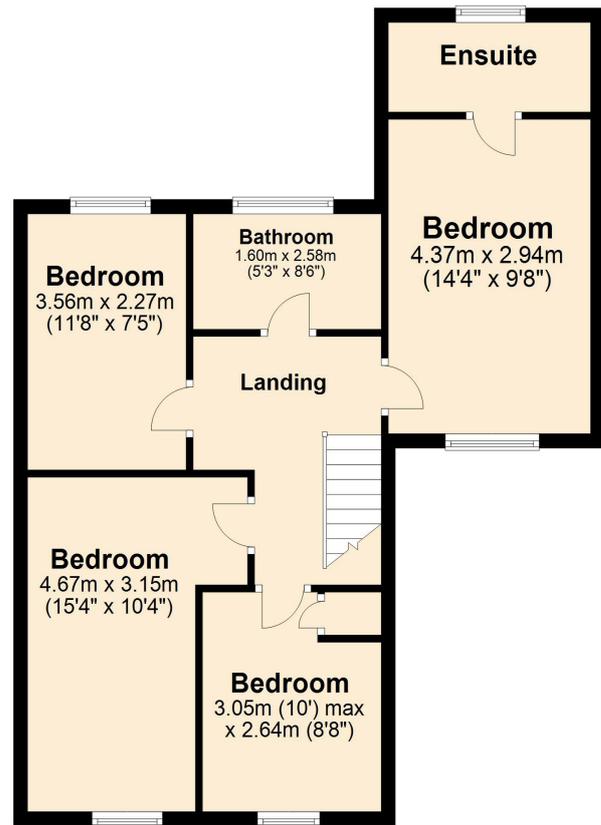




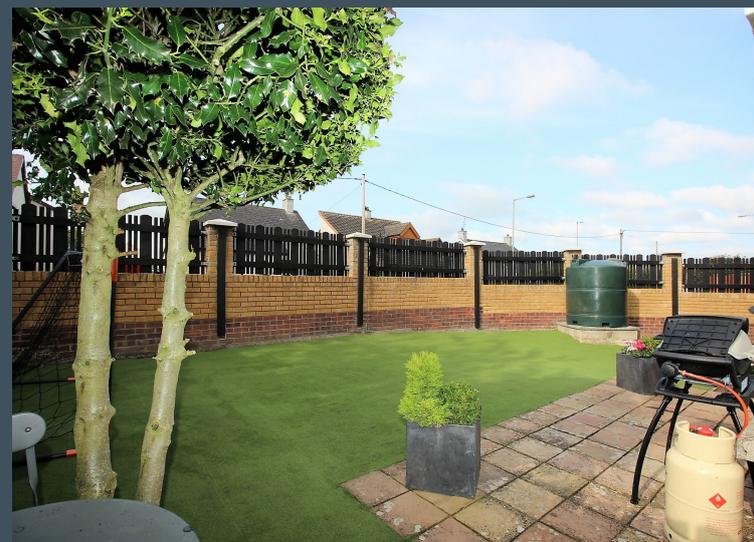
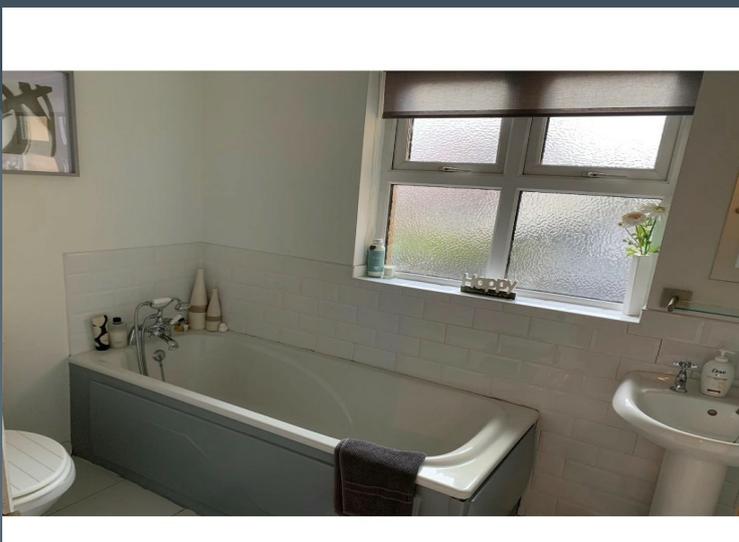
### Ground Floor



### First Floor



Illustrations are for identification purposes only. Measurements are approximate using a laser measuring device. Plan produced using PlanUp.



## Description

A deceptively spacious family home perfectly situated just off the main Lisburn to Moira Road with excellent road networks to neighbouring towns and cities with bus services for an array of schools and colleges. The property has been well designed and incorporates an open plan kitchen/dining/ family area with double doors to the rear garden, providing a fantastic live-in feel to the rear of the home. The low maintenance rear garden provides an important selling feature, particularly to the busy family market, viewing is highly recommended.

## Features

- Deceptively spacious family home close to terrific road networks and close walking distance to a bus stop with regular links to Lisburn, Moira and the M1 for commuting to further afield
- Spacious entrance hall with WC and solid wood flooring
- Drawing room with feature open fireplace and solid wood flooring
- Fantastic live-in style kitchen, dining and family room with double doors to the rear garden
- Utility room
- 4 spacious bedrooms, master bedroom with ensuite shower room
- Modern family bathroom with 3 piece suite
- Low maintenance rear garden with artificial grass and patio area
- uPVC double glazed window frames and external doors
- Oil fired central heating
- Tarmac driveway to the front

## Key Information

<b>Tenure:</b>	Freehold
<b>Ground Rent:</b>	NIL
<b>Rates:</b>	£ 1159.80 per year as of 21/9/20
<b>Service Charge:</b>	NIL
<b>Floor area:</b>	1420 sq.ft. approx (Land and Property Services)

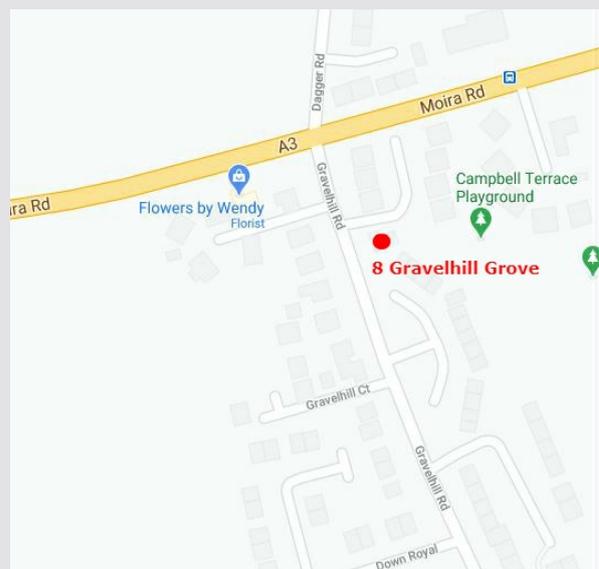
## Viewing

Key and accompany and appointment with agent... 9261 2121. Please inform agent as soon as possible if you cannot attend a viewing appointment.

## Location

Gravelhill Grove is accessed via Gravelhill Road, close to where you pass through Maze on the Main A3 between Moira and Lisburn.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	65   D
39-54	E		
21-38	F		
1-20	G		



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