

9261 2121  
stewartestateagents.com

**stewart**  
estate agents



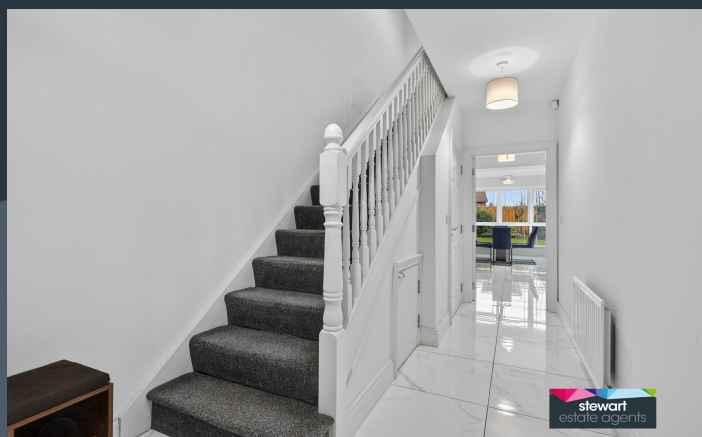
**59 MAGHERAHINCH ROAD**

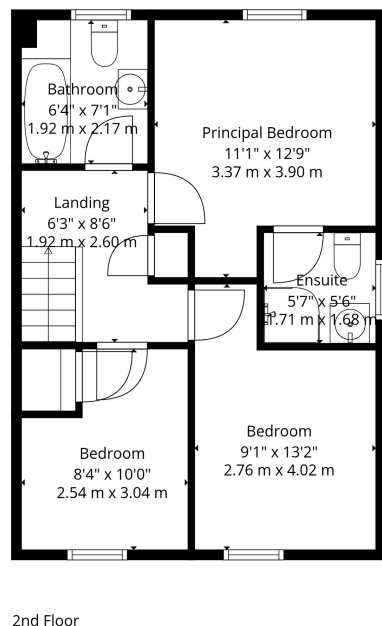
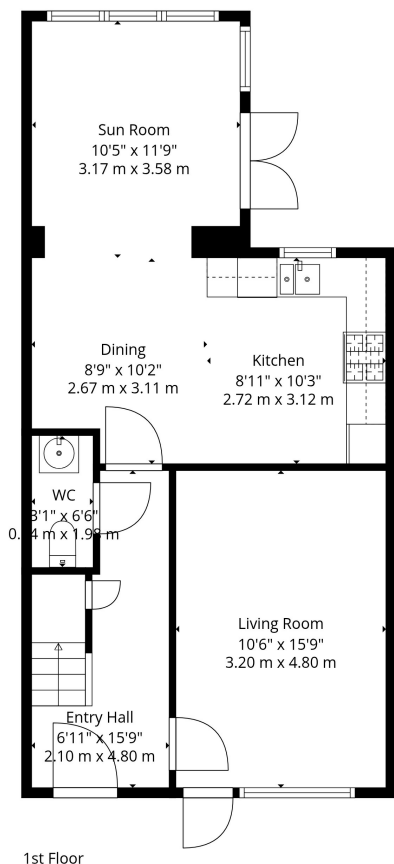
Moira BT67 0XD

Offers around  
**£264,950**









**TOTAL: 1054 sq. ft, 98 m2**  
1st floor: 588 sq. ft, 55 m2, 2nd floor: 466 sq. ft, 43 m2  
EXCLUDED AREAS: WALLS: 78 sq. ft, 7 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

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		



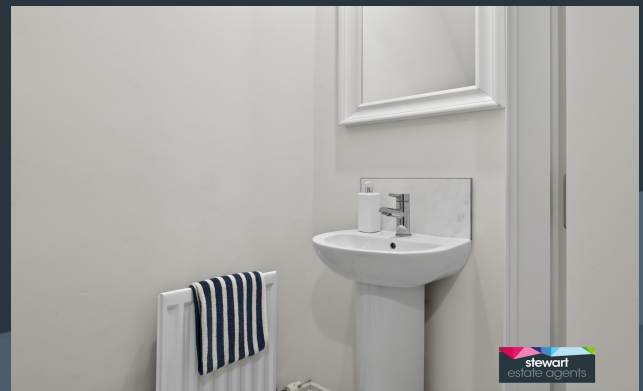
## Description

A truly exclusive semi-detached home, wonderfully located to Moira's beautiful Village and its array of lifestyle amenities including trendy coffee shops, pubs and restaurants as well as Moira Primary School, Rowandale Integrated Primary School, Moira Demesne and indeed its excellent road networks for commuters.

The property has clean lines and practical proportions, enhanced by its contemporary styling that will instantly appeal to a wide range of discerning purchasers. A spacious and enclosed rear garden will create one of many selling features of this fine, contemporary home and viewing is highly recommended!

## Features:-

- Contemporary style semi-detached home with an adjoining sun room at the rear
- Three spacious bedrooms, master bedroom with a modern style ensuite shower room
- Bright hallway with an attractive front door and feature porch area, spindled staircase to the first floor accommodation
- Downstairs cloak room with WC and wash hand basin
- Bright and elegant living room
- Stunning open plan kitchen with dining area, leading to the sun room at the rear.
- Contemporary shaker style kitchen with ample high and low level storage cabinetry including a built in fridge/freezer, built in dish washer, built in oven with inset hob and extractor fan above. Attractive tiled floor from the hallway leading right through to the kitchen and sun room
- Bathroom on the first floor with a modern suite including a bath, WC and wash hand basin, shower fitment over bath with a glass shower screen
- Neat gardens to the front and rear. The spacious and enclosed rear garden is laid in Astroturf lawns and features a maturing border at the rear. Patio area. Tarmac driveway
- PVC double glazed windows
- Gas fired central heating
- Stunning interior presentation



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.