



51 MANOR PARK, LISBURN, BT28 1EZ



- An Excellent End Terrace Property Occupying A Spacious Setting Within This Popular And Convenient Location Close To Local Shops And Lisburn City Centre
- Lounge With Mahogany And Marble Fireplace And Oak Laminated Timber Floor
- Modern Fitted Kitchen And Dining Area With PVC Double Glazed Door To Rear Patio Area
- Two Bedrooms
- Luxury Tiled Bathroom With White Suite
- Spacious Side Garden With Mature Shrubs
- Oil Fired Central Heating System

PRICE: OFFERS IN THE REGION OF £124,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E53

REF:HG080525DL

- PVC Double Glazed Windows And External Doors
- PVC Fascias And Soffits
- A beautifully presented and well maintained property ideally suited to first time buyers seeking a ready to move into starter home, we strongly recommend early viewing.

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Oak effect laminated timber floor. PVC double glazed entrance door and side panel. Staircase with spindled balustrade.



LOUNGE:

3.62m (11'11") x 2.98m (9'9")

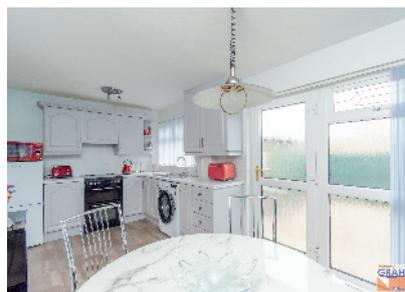
Mahogany and marble fireplace with coal effect electric fire. Cornice. Oak effect laminated timber floor. Glazed door leading to entrance hall.



LUXURY FITTED KITCHEN & DINING AREA:

4.91m (16'1") x 2.60m (8'6")

Range of high and low level units. Marble effect worktops. Blanco single drainer stainless sink unit. Swan neck mixer tap. Part tiled walls. Concealed extractor canopy. Plumbed for washing machine. PVC double glazed door leading to rear patio.



FIRST FLOOR

BEDROOM (1):

4.91m (16'1") x 3.65m (12'0")

Measurements taken to widest points.
Built in robe. Hotpress.



BEDROOM (2):

2.93m (9'7") x 2.61m (8'7")

LUXURY TILED BATHROOM:

White suite. Panelled bath. Mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush WC. Tiled walls.



OUTSIDE:

Front and side gardens laid in lawns with mature shrubs and flower beds. Enclosed paved patio area to rear. Outside store with oil fired boiler. PVC oil storage tank.



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 £545.88



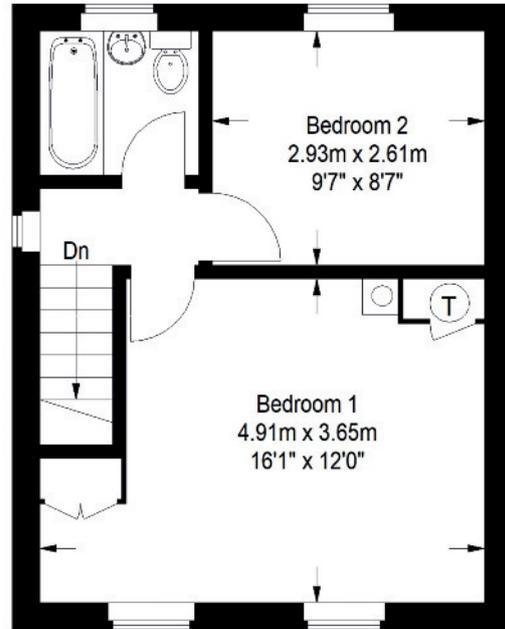
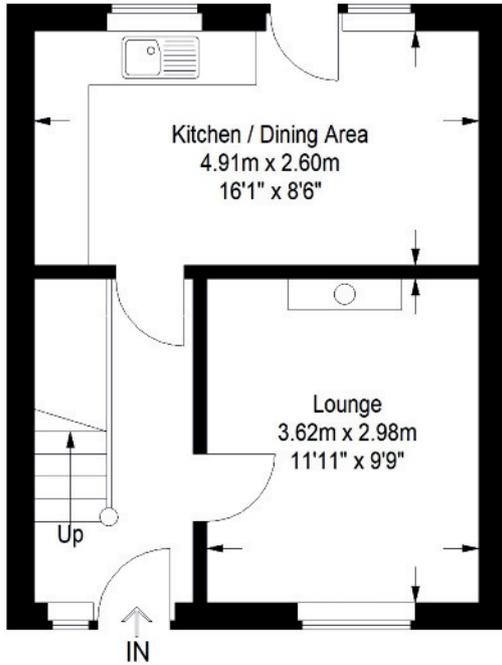
DIRECTIONS:

From Longstone Street turn into Manor Park, number 51 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.



51 Manor Park, Lisburn



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1200256)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 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.