



I MANOR PARK, LISBURN, BT28 1EU



- An End Terrace Property Situated Within This Popular And Convenient Location In Close Proximity To Local Amenities
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Electric Fire And Laminated Timber Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	70 C
39-54	E		
21-38	F		
1-20	G		

- Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms With Built In Storage
- Bathroom With White Suite Including Quadrant Shower Cubicle
- Enclosed Front Garden Laid In Gravel

PRICE: OFFERS IN THE REGION OF £129,950

VIEWING BY APPOINTMENT THROUGH AGENTS

REF: DL201025SR

- Enclosed Rear Garden Laid In Gravel With Raised Decking Area
- Oil Fired Central Heating System
- Mahogany Effect PVC Double Glazed Windows

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door. Laminated timber floor. Recessed spotlights.

LOUNGE:

13' 3" x 13' 0" (4.04m x 3.97m)

Electric fire. Bow window. Laminated timber floor.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

19' 2" x 9' 8" (5.85m x 2.94m)

Range of high and low level units. Polished granite effect round edge work surfaces. Integrated oven and hob. Integrated fridge/freezer. Extractor unit in stainless steel and glass canopy. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Dining bar. Tiled floor. Recessed spotlights. Mahogany effect PVC double glazed door to rear. Mahogany effect PVC double glazed double doors to rear decking area.



FIRST FLOOR

LANDING:

Hotpress. Recessed spotlight.

BEDROOM (1):

11' 0" x 9' 10" (3.35m x 3.00m)

Built in storage cupboard.



BEDROOM (2):

11' 1" x 9' 7" (3.37m x 2.93m)

Two built in storage cupboards.



BEDROOM (3):

9' 5" x 8' 2" (2.87m x 2.48m)

Measurements to include built in storage cupboard.



TILED BATHROOM:

Quadrant shower cubicle with Triton electric shower. Panelled bath with centre mount mixer tap and shower attachment. Large vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls. Tiled floor. Recessed spotlights.



OUTSIDE

Enclosed front garden laid in gravel. Gated entrance. Enclosed rear garden laid in gravel with raised decking area. Concrete area with double gates. Boiler house with oil fired boiler. PVC oil storage tank. Outside tap and light.



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 £591.37

DIRECTIONS

From Longstone Street turn into Manor Park. Number 1 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.



1 Manor Park

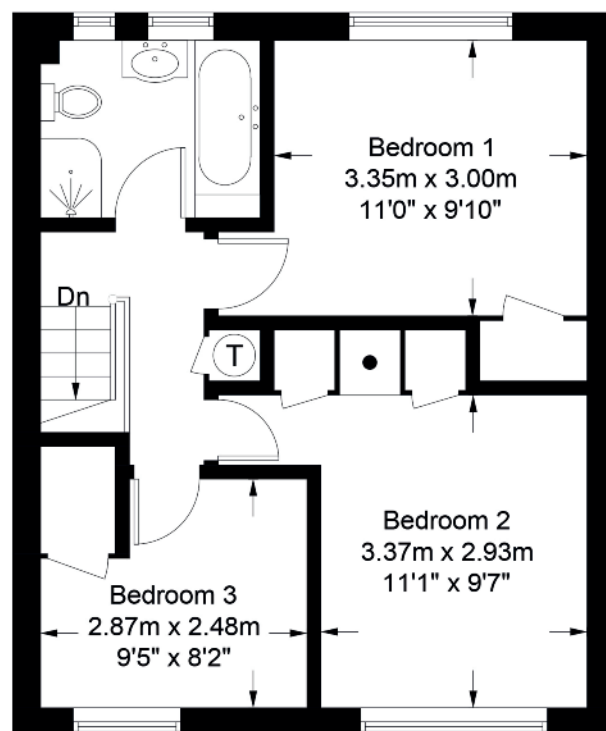
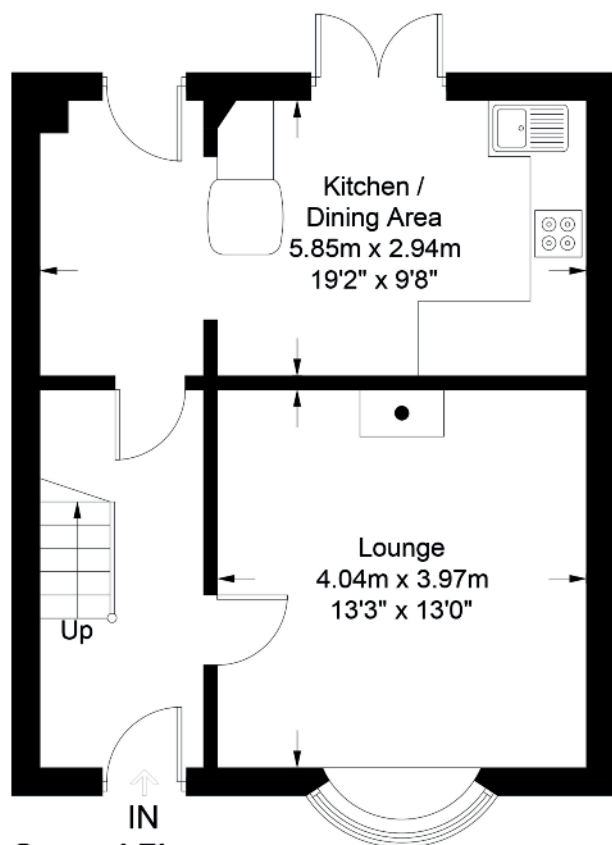


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1250265)

VALUATION SERVICE

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

www.hgraham.co.uk

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