



14 MORNINGTON PLACE, LISBURN, BT28 2WR

- A Most Outstanding And Exceptionally Well Presented Detached Property Occupying A Prime Cul De Sac Location Within This Ever Popular Residential Area
- Lounge With Limestone Fireplace And Limed Oak Laminated Timber Floor
- Recently Fitted Luxury Kitchen/Dining Area With Range Of Integrated Appliances And Patio Doors
- Three Bedrooms With Range Of Built In Robes (One With Recently Fitted Luxury Shower Room En Suite)
- Luxury Bathroom With White Suite
- South Facing Rear Garden Laid In Lawn And Paved Patio Area
- Detached Garage With Home Office And Tarmac Driveway / Timber Storage Shed

PRICE: OFFERS IN THE REGION OF £279,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C7I

REF:DLI70925HG

- Gas Fired Central Heating System With Combi Boiler
- PVC Double Glazed Windows And Patio Doors / Upgraded Composite Entrance Door
- A most impressive detached property offering many recent upgrades making it ready to move in and enjoy, early viewing is highly recommended.

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Composite entrance door with double glazed side panel. Storage under stairs.

CLOAKROOM:

Low flush suite. Close couple low flush WC. Vanity unit. Wash hand basin with mono style mixer tap.

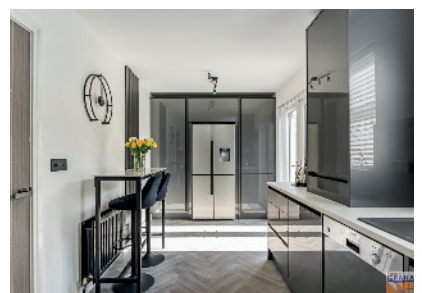
LOUNGE:

4.75m (15'7") x 3.43m (11'3")

Limestone fireplace and hearth. Coal effect gas fire. Limed oak laminated timber floor.

RECENTLY RE FITTED LUXURY KITCHEN & DINING AREA: 6.15m (20'2") x 2.38m (7'10")

Excellent range of high and low level units with laminated worktops and upstands (newly fitted March 2025). Composite single drainer sink unit. Mixer tap. Neff integrated oven and 5 ring gas hob. Extractor canopy above. Neff integrated dishwasher. PVC double glazed double doors leading to patio and rear garden. Under unit lighting. Recessed spotlights.



BEDROOM (1): 3.63m (11'11") x 3.43m (11'3")

Measurement to include range of built in robes.

LUXURY SHOWER ROOM EN SUITE: Newly fitted and refurbished April 2025. Large shower cubicle with thermostatic shower. Drencher head and shower attachment. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush WC. Heated towel rail. PVC panelled ceiling with recessed spotlights. Luxury wall and floor tile.



BEDROOM (2): 3.09m (10'2") x 2.38m (7'10")

Measurement to include range of built in robes.

BEDROOM (3): 3.05m (10'0") x 2.38m (7'10")

Measurement to include range of built in robes.

LUXURY BATHROOM WITH WHITE SUITE: Panelled bath. Mixer tap. Shower attachment. Tiled surround. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback with wall mirror and mono style mixer tap. Close couple low flush WC. Recessed spotlights. Separate hotpress on landing and built in cupboard. Aluminium ladder to roofspace.



OUTSIDE: End of cul de sac location. Tarmac driveway. Front forecourt with feature railing and gates. South facing rear garden laid in lawns and paved patio area. Small timber deck area.

DETACHED GARAGE: 5.50m (18'1") x 3.00m (9'10")

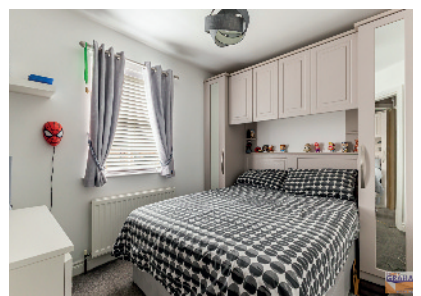
Currently sub divided into a purpose built home office with plaster finish walls and ceiling. Recessed spotlights. Laminated timber floor. PVC double glazed window. Power point. Utility store with built in units. plumbed for washing machine. Lights. Up and over door.



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 £1,182.74

SERVICE CHARGE: A service charge of £105 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



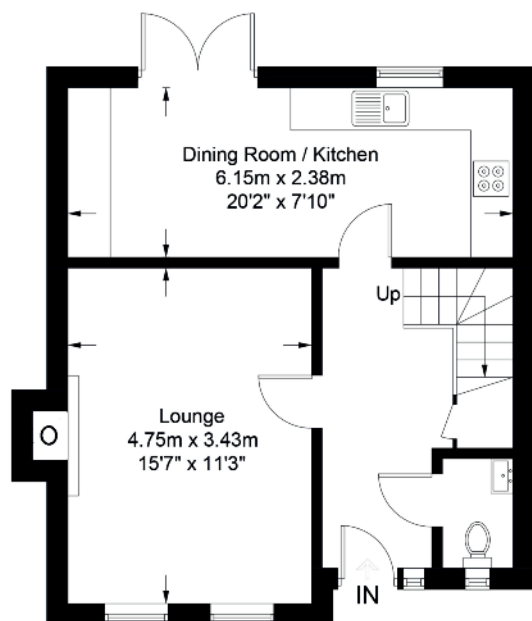
DIRECTIONS: From Ballinderry Road turn into Mornington Avenue and then third left into Mornington Place, number 14 is at the end on the right.

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

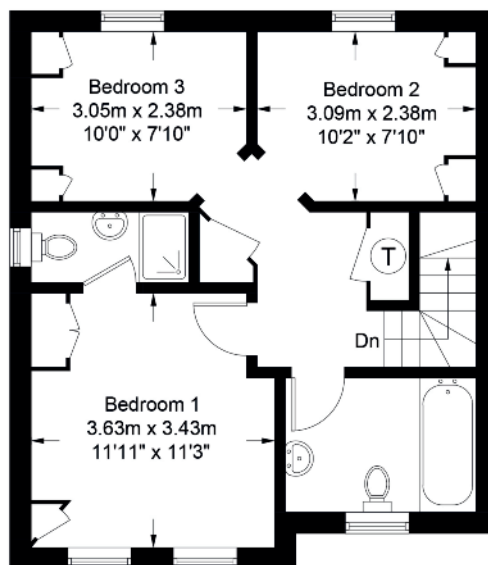


14 Mornington Place, Lisburn

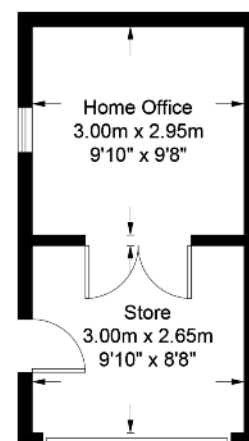
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © 2025 (ID1239742)



VALUATION SERVICE

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

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