



55 EGLANTINE ROAD, LISBURN, BT27 5RQ

- An Excellent Detached Bungalow Occupying A Spacious And Private Setting Close To Sprucefield, Lisburn And Hillsborough
- Well Presented And Spacious Accommodation Extending To Approximately 2363 Square Feet (inc garage)
- Lounge With Mahogany And Marble Fireplace
- Family Room With Marble And Granite Fireplace
- Spacious Oak Fitted Kitchen And Dining Area With Integrated Appliances / Utility Room
- Four Good Sized Bedrooms (One With Shower Room En Suite)
- Luxury Bathroom With White Suite Including Bath And Shower Cubicle
- Spacious And Private Gardens To Front And Rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	36 F	
1-20	G		

PRICE: OFFERS IN THE REGION OF £385,000

VIEWING BY APPOINTMENT THROUGH AGENTS

REF:DL101025HG

- Integral Double Garage / Tarmac Driveway And Parking Area
- Brick Built Garden Store/Workshop
- Oil Fired Central Heating System And Double Glazing
- A most outstanding detached family home, perfectly situated for easy commuting to leading schools and work, we strongly recommend early viewing

ACCOMMODATION

Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL: Built in cloaks storage cupboard. Plaster cornice. Glazed double doors leading to lounge.

SPACIOUS LOUNGE: 5.98m (19'7") x 4.53m (14'10")

Mahogany and marble fireplace and hearth. Plaster cornice.

FAMILY ROOM: 5.18m (17'0") x 3.78m (12'5")

Marble and granite fireplace and hearth. Back boiler grate linked to central heating and hot water system.

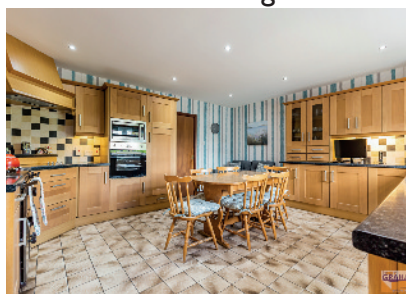
SPACIOUS OAK FITTED KITCHEN AND DINING AREA:

5.00m (16'5") x 4.37m (14'4")

Range of high and low level units. Granite effect worktops. Bowl and a half single drainer stainless steel sink unit with mixer tap. Integrated fan assist oven. Integrated microwave. Integrated fridge. Integrated dishwasher. Ceramic hob. Stanley oil fired range/central heating boiler. Recessed spotlights. Part tiled walls. Tiled floor. Under unit lighting.

REAR HALL: Hardwood glazed door leading to parking area. Access to integral garage.

UTILITY ROOM: Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Tiled floor.



BEDROOM (1): 4.27m (14'0") x 3.89m (12'9")

SHOWER ROOM EN SUITE: Shower cubicle. Pedestal wash hand basin. Close couple low flush wc.

BEDROOM (2): 4.37m (14'4") x 3.50m (11'6")
Laminated timber floor.

BEDROOM (3): 3.98m (13'1") x 3.89m (12'9")

BEDROOM (4): 3.98m (13'1") x 2.97m (9'9")
Adjoining store with window and light.

LUXURY BATHROOM: White suite. Panelled bath with mixer tap. Shower cubicle with Mira electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Feature wall and floor tiles.

OUTSIDE:

Mature and well stocked gardens laid in lawns with a wide variety of trees and shrubs. Tarmac driveway leading to spacious parking and turning area.

INTEGRAL DOUBLE GARAGE: 6.67m (21'11") x 5.50m (18'1")
Two up and over doors. Light and power.

WORKSHOP/GARDEN STORE: 3.75m (12'4") x 3.48m (11'5")
Light and power. PVC double glazed door. Double glazed window.

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 £2,547.44

DIRECTIONS: From A1 dual carriageway turn into Eglantine Road, number 55 is 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.



55 Eglantine Road, Lisburn

Approximate Gross Internal Area = 219.5 sq m / 2363 sq ft

Outbuilding = 13.1 sq m / 141 sq ft

Total = 232.6 sq m / 2504 sq ft
(Including Double Garage)

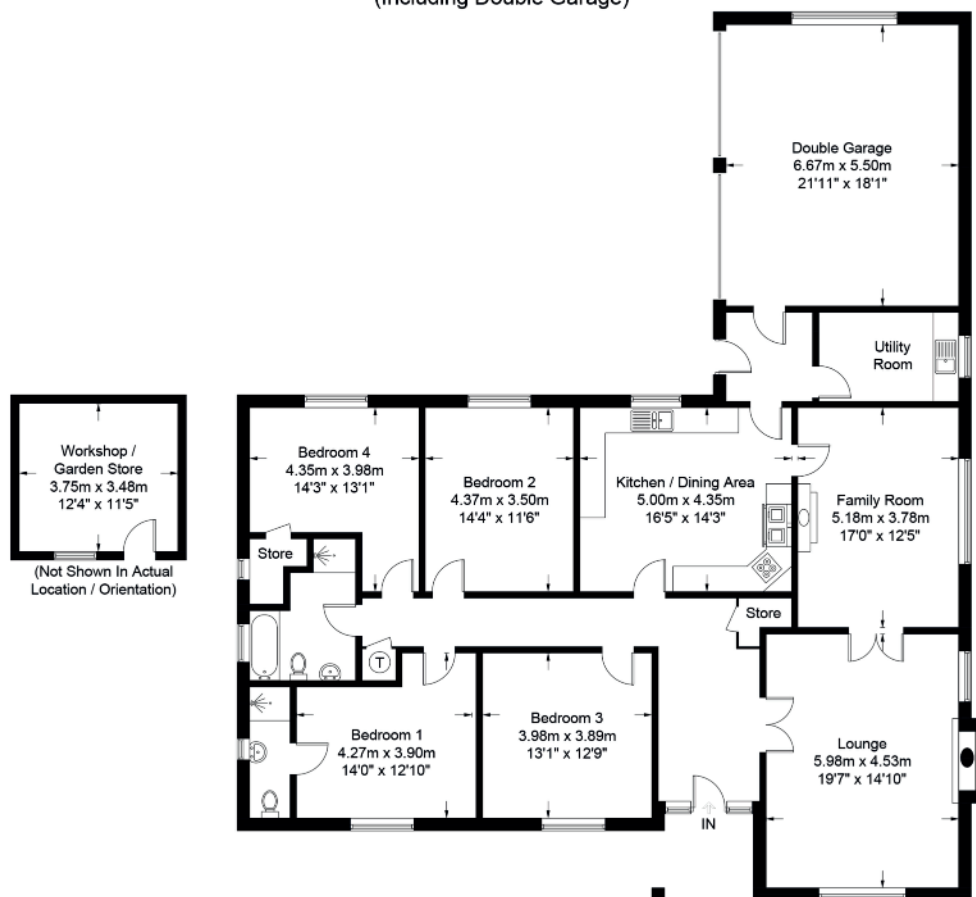


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1243714)



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.