



12 STONEYFORD ROAD, LISBURN, BT28 3RG

- An Extended Detached Property Occupying A Pleasantly Elevated Setting With Private Aspects
- Two Separate Reception Rooms With Fireplaces And Bay Windows
- Extended Kitchen/Dining Area With Open Plan Family Room With Multi Fuel Stove
- Spacious Luxury Bathroom With Corner Bath And Quadrant Shower Cubicle
- Three Bedrooms (One With Built In Robes And En Suite Shower Room)
- Front Garden Laid In Lawn
- Tarmac Driveway And Parking Area To Rear
- Detached Double Garage And Store

PRICE: OFFERS IN THE REGION OF £225,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D55

REF:DL140126HG

- Dual Oil Fired And Solid Fuel Central Heating System
- PVC Double Glazed Windows
- Popular Rural Location Close To Local Shop, Lisburn And Belfast

ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

Panelled and glazed entrance door. Tiled floor.

LOUNGE:

14' 4" x 10' 7" (4.38m x 3.22m)

Measurement taken into bay window. Mahogany and tiled fireplace. Back boiler grate linked to central heating system. Solid oak floor.



SITTING ROOM:

13' 11" x 10' 7" (4.24m x 3.22m)

Measurement taken into bay window. Brick fireplace. Tiled hearth.



EXTENDED KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

17' 9" x 10' 7" (5.40m x 3.22m)

Measurement taken into widest points. Range of high and low level units. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven and gas hob. Concealed extractor hood. Plumbed for washing machine and dishwasher. Part tiled walls.



OPEN PLAN FAMILY ROOM:

Multi fuel stove.



HALLWAY:

Large built in cloaks storage cupboard.



BEDROOM (1):**11' 1" x 9' 1" (3.39m x 2.78m)**

Measurement taken into range of built in robes.

**SHOWER ROOM EN SUITE:**

Tiled shower cubicle with Aqualisa electric shower. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.

SPACIOUS LUXURY BATHROOM:

White suite. Corner bath. Quadrant shower cubicle. Mira electric shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor. Separate hotpress.

**FIRST FLOOR****BEDROOM (2):****13' 7" x 10' 7" (4.14m x 3.22m)**

Measurement taken to widest points. Large built in robe. Access to eaves storage.

**BEDROOM (3):****13' 7" x 10' 7" (4.14m x 3.22m)**

Measurement taken to widest points. Access to eaves storage.

**OUTSIDE:**

Front garden laid in lawn with mature trees and shrubs. Tarmac driveway and parking area to rear. Outside taps and light. Outside power point. Outside store. Boiler house with oil fired boiler. PVC oil storage tank.

DETACHED DOUBLE GARAGE:**22' 4" x 16' 9" (6.80m x 5.10m)**

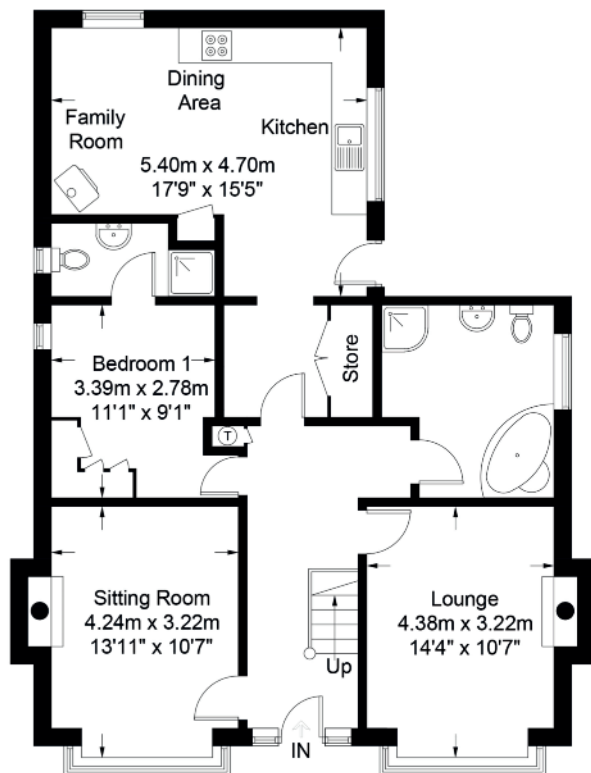
Light and power. Loft storage. WC. Utility store.

**TENURE:** The tenure for this property is freehold**RATES PAYABLE:** For period April 2026 to March 2027 £1,546.66**DIRECTIONS:** From Lisburn proceed to the end of Pond Park Road, at T junction turn left into Stoneyford Road, number 12 is on the right.

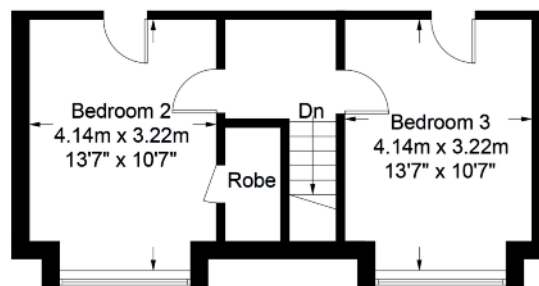
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

12 Stoneyford Road, Lisburn

Approximate Gross Internal Area
Ground Floor = 90.5 sq m / 974 sq ft
First Floor = 34.9 sq m / 376 sq ft
Total = 125.4 sq m / 1350 sq ft



Ground Floor



First Floor

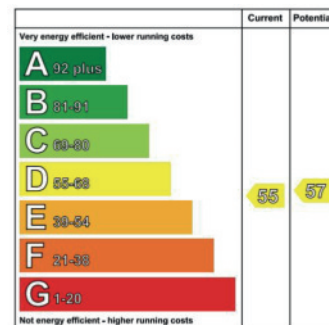


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID361164)



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