



## 6a BELSIZE ROAD, LISBURN, BT27 4AW

- A rare opportunity to acquire a period inspired detached residence on the highly sought after Belsize Road, where homes such as this, seldom come on the market. The location is perfect for commuting and only a short walk to the popular Wallace Park and close to leading schools for all ages.
- Exceptional open-plan living complemented by two additional reception rooms, offering rare flexibility to meet the many demands of the modern family
- The property boasts a high specification finish with underfloor heating throughout the ground floor, 2.7m ceilings and large arched windows flooding the interior with natural light
- High energy efficiency rating of B87 with solar panels and eligibility for green mortgages
- Architect designed home by award winning Des Ewing architects
- Spacious Lounge With Attractive Limestone Fireplace And Multi Fuel Stove / Separate Dining Room Or Study

**PRICE: OFFERS IN THE REGION OF £499,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B87**

**REF:HG200126DL**



- Spacious Open-plan Kitchen, Dining And Family Living Area With Wood Burning Stove
- Open-plan Family Room With Delightful Aspects Over South Facing Rear Garden And Patio
- Cloakroom With Low Flush Suite / Utility Room With Built In Units
- Four Well Proportioned Double Bedrooms All With Built In Robes And Laminated Timber Floors
- Recently Refurbished Luxury Bathroom And Shower Room
- Well Stocked And Mature Gardens To Side And Rear With South Westerly And Private Aspects / Wide Variety Of Trees, Shrubs And Climbing Plants
- Garage And Tarmac Driveway
- Gas Fired And Zoned Temperature Control Central Heating System
- Herringbone Design Wood Effect Porcelain Tiled Floors Throughout Downstairs / Feature Panelled Walls And Period Features
- Large PVC Double Glazed Arched Windows In Flared Reveals

**ACCOMMODATION:** Measurements are approximate.

**ENTRANCE HALL:** Herringbone design wood effect porcelain tiled floor. Panelled walls.

**CLOAKROOM:** Low flush suite. Close couple low flush WC. Ceramic wash bowl. Mono style mixer tap. Tiled splashback. Herringbone design wood effect porcelain tiled floor.

**SPACIOUS LOUNGE:** 4.95m (16'3") x 3.61m (11'10")

Limestone fireplace with slate inset and hearth. Multi fuel stove. Herringbone design wood effect porcelain tiled floor.

**DINING ROOM/STUDY:** 3.60m (11'10") x 3.07m (10'1")

Herringbone design wood effect porcelain tiled floor.

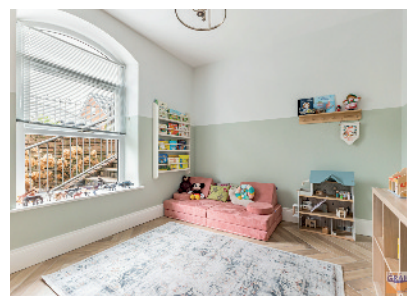
**KITCHEN/DINING AREA:** 8.21m (26'11") x 3.60m (11'10")

Excellent range of built in units and island unit with Corian worktops. Stainless steel sink unit. Swan neck mixer tap. Butchers block occasional dining bar. Neff integrated oven and gas hob. Extractor hood in stainless steel canopy. Neff integrated dishwasher. Dedicated pantry cupboard. Under unit lighting. Herringbone design wood effect porcelain tiled floor. Recessed spotlights. Open-plan to family room. Jotul wood burning stove.

**FAMILY ROOM:** 3.40m (11'2") x 3.35m (11'0")

Feature raised ceiling with arched window. Double glazed double doors leading to patio and rear garden. Herringbone design wood effect porcelain tiled floor.

**UTILITY ROOM:** Range of built in units. Single drainer stainless steel sink unit. Mixer tap. Plumbed for washing machine. Herringbone design wood effect porcelain tiled floor. Stable type PVC double glazed back door. Part tiled walls.



## FIRST FLOOR

Spacious landing and staircase with spindled balustrade and oak handrail. Panelled walls. Velux roof/wall window.

### BEDROOM (1): 4.16m (13'8") x 3.6m (11'10")

Measurement to include range of built in units with sliding doors. Laminated timber floor. Wall panelling and double aspect windows.



### LUXURY SHOWER ROOM EN SUITE:

Recently refurbished. Shower cubicle. Thermostatic shower. Drencher head and shower attachment. Oak vanity unit with wash hand basin and mono style mixer tap. Close couple low flush WC. Porcelain tiled walls and tiled floor. Recessed spotlights. Heated towel rail.

### BEDROOM (2): 3.60m (11'10") x 2.91m (9'7")

Double aspect windows. Laminated timber floor. Built in robe.



### BEDROOM (3): 3.60m (11'10") x 2.81m (9'3")

Laminated timber floor. Built in robe.

### BEDROOM (4): 3.60m (11'10") x 2.48m (8'2")

Measurement to include range of built in robes. Laminated timber floor.



**LUXURY BATHROOM:** Recently refurbished. Freestanding bath tub. Large walk in shower enclosure. Thermostatic shower with drencher rainfall shower head and shower attachment. Oak vanity unit with wash hand basin in quartz worktop. Mixer tap. Tiled splashback. Large circular wall mirror with LED back lighting. Close couple low flush WC. Heated towel rail. Recessed spotlights. One wall with herringbone design feature Carrara marble wall tiles and recessed shelf. Porcelain tiled floor. Separate hotpress.

**OUTSIDE:** Enclosed gardens to side and rear with south westerly and private aspects. Artificial grass lawns to side and rear. Well stocked shrub and border beds. Wide variety of mature trees, shrubs and climbing plants providing a vast array of bloom and colour during the Spring and Summer seasons. Paved patio area. Kitchen garden and small-lean to greenhouse. Outside tap and lights. Tarmac driveway.

### GARAGE: 5.41m (17'9") x 3.15m (10'4")

Roller shutter door. Light and power. Gas fired boiler.



**TENURE:** We have been advised the tenure for this property is part leasehold and part freehold and that no ground rent has been demanded, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2025 to March 2026 £2,319.99

**DIRECTIONS:** From Lisburn proceed along Belsize Road, number 6a 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.





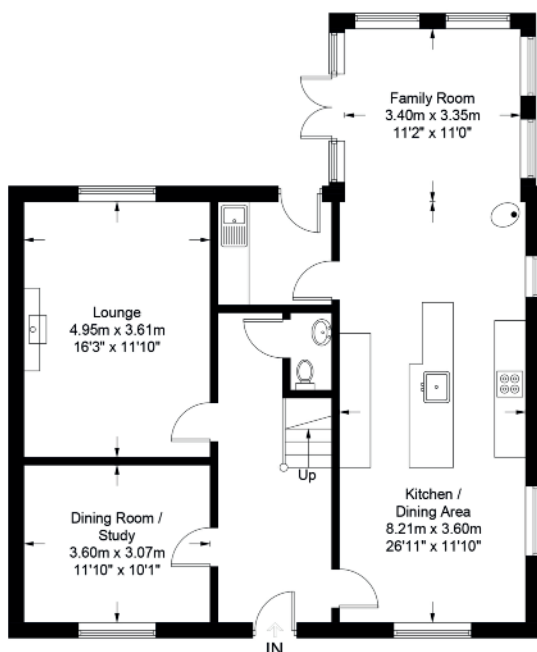
## 6A Belsize Road, Lisburn

Approximate Gross Internal Area = 169.9 sq m / 1829 sq ft

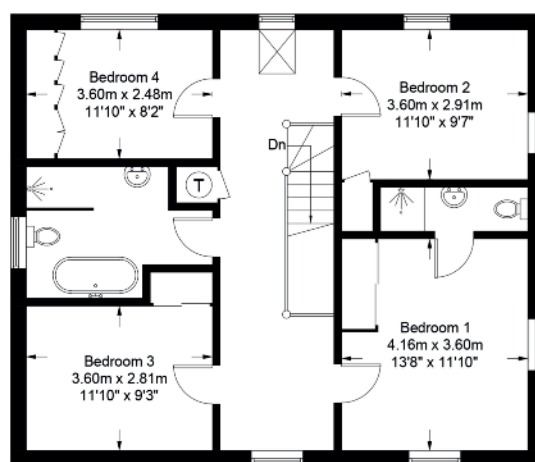
Garage = 17.0 sq m / 183 sq ft

Total = 186.9 sq m / 2012 sq ft

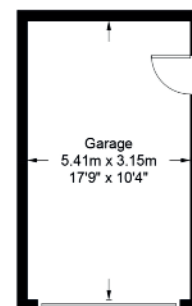
Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**  
978 sq ft / 90.9 sq m



**First Floor**  
850 sq ft / 79.0 sq m



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1268372)



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