



## **55 MOIRA ROAD, LISBURN, BT28 1RH**



- An Exceptionally Well Presented Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With PVC Double Glazed Entrance Door And Tile Effect Laminated Timber Floor
- Lounge With Decorative Wooden And Tiled Fireplace
- Dining Area With Herringbone Style Laminated Timber Floor
- Kitchen With PVC Double Glazed Door To Rear Patio Area And Garden
- Store With Double Doors To Rear Patio Area And Garden
- Two Good Sized Bedrooms (One With Laminated Timber Floor)

**PRICE: OFFERS IN THE REGION OF £184,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E52**

**REF: DL270226SR**

- Luxury Tiled Shower Room With Thermostatic Shower
  - Tarmac Driveway And Parking Area To Front
  - Spacious And Private Rear Garden Laid In Lawn With Patio Area Laid In Artificial Grass Plus Paved Patio Area
  - External Store With Light And Power
  - Oil Fired Central Heating System
  - PVC Fascias And Soffits
  - Majority PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate

#### **ENTRANCE HALL:**

PVC double glazed entrance door. Tile effect laminated timber floor.



#### **LOUNGE:**

**13' 5" x 10' 5" (4.08m x 3.18m)**

Measurements taken into bay window. Decorative wooden and tiled fireplace with open fire. Herringbone style laminated timber floor. Open plan to dining area.



#### **DINING AREA:**

**11' 1" x 10' 11" (3.39m x 3.32m)**

Measurements taken to widest points. Herringbone style laminated timber floor. Open plan to lounge.



#### **KITCHEN:**

**11' 3" x 7' 10" (3.43m x 2.40m)**

Range of high and low level units. Wood strip effect round edge work surfaces. Space for oven and hob. Extractor unit in stainless steel canopy. Space for fridge freezer. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Storage under stairs. PVC double glazed door to rear patio area and garden. Recessed spotlights.



#### **STORE:**

**9' 2" x 6' 11" (2.79m x 2.10m)**

Double doors to rear patio area and garden.



## FIRST FLOOR

### BEDROOM (1):

14' 8" x 11' 0" (4.46m x 3.36m)

Measurements taken to widest points.



### BEDROOM (2):

11' 0" x 8' 9" (3.35m x 2.67m)

Measurements taken to widest points.

Laminated timber floor.



### LUXURY TILED SHOWER ROOM:

Shower enclosure with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and waterfall style mono style mixer tap. Close couple low flush wc. Heated towel rail. Hotpress. Tiled walls. Tiled floor. Recessed spotlights. Separate storage cupboard on landing.



## OUTSIDE

Tarmac driveway and parking area to front. Enclosed rear. Spacious and private rear garden laid in lawn with patio area laid in artificial grass. Paved patio area. Tarmac area with gate. PVC oil storage tank. Outside tap and light. External power sockets.



### EXTERNAL STORE:

17' 3" x 8' 6" (5.26m x 2.59m)

Measurements taken to widest points. Entrance door. Oil fired boiler. Light and power.



### DIRECTIONS

From Longstone Street continue onto Moira 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.

**TENURE:**

We have been advised the tenure for this property is leasehold and the annual ground rent is £5, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:**

For period April 2025 to March 2026 £955.00



**55 Moira Road**



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co @ (ID1278883)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	52 E	
21-38	F		
1-20	G		

**VALUATION SERVICE**

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

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