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**64 MAIN STREET**  
Moira BT67 0LQ

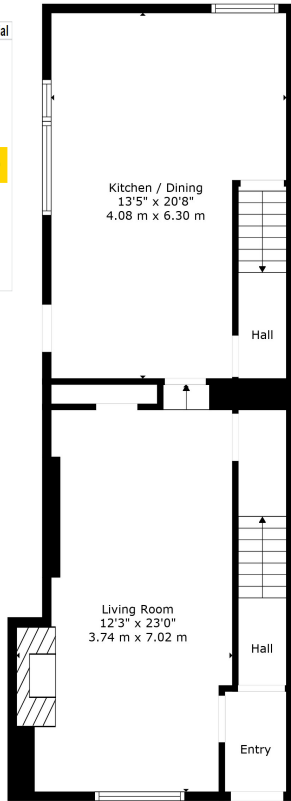
Offers around  
**£399,950**



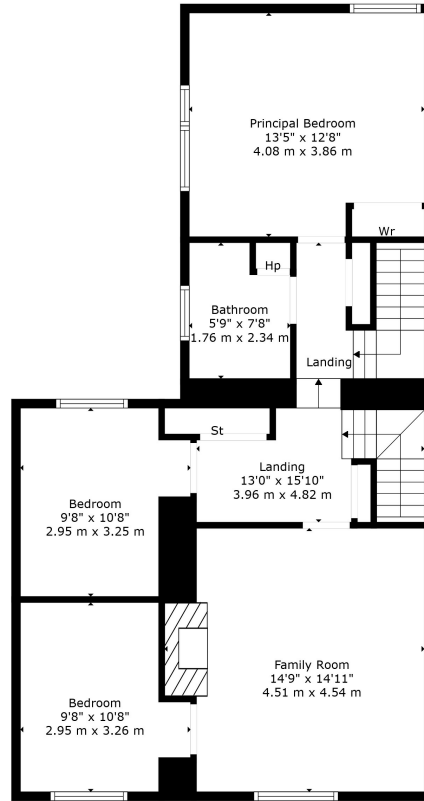




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	37 F	
1-20	G		



Floor 1



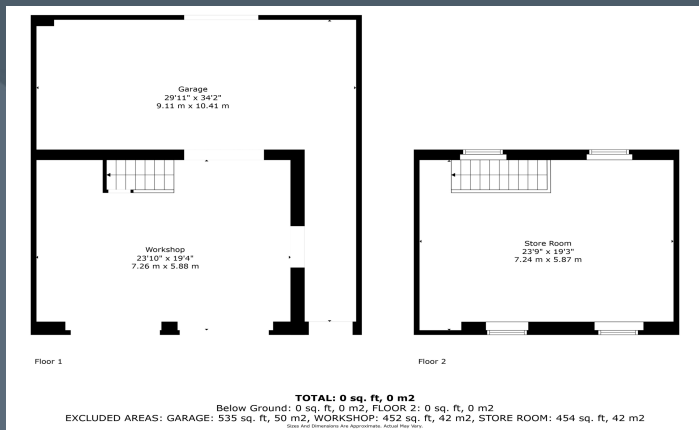
Floor 2

**TOTAL: 1399 sq. ft, 130 m2**  
 Below Ground: 601 sq. ft, 56 m2, FLOOR 2: 798 sq. ft, 74 m2  
Sizes And Dimensions Are Approximate. Actual May Vary.

## Description

A tremendous opportunity to purchase a prime Village property, right at the beating heart of Historic Moira's beautiful and bustling Main Street, well renowned for its wonderful array of shops, boutiques, cafes, bars and restaurants. The property has fantastic potential for a wide range of uses, subject to all planning consents, currently providing a shop and extensive living accommodation, as well as access via a private entrance from the Main Street to an enclosed yard at the rear. A detached double garage block with 1<sup>st</sup> floor loft has itself a wonderful potential for a number of uses, subject to planning consents, which is also accessed via a gateway to the rear from Village Court. A truly unique and very rare opportunity for a central village property. Viewing a must!

- Extensive terraced property in the heart of Historic Moira's bustling Village, well renowned for its vibrant cafe culture
- Three bedrooms
- Three reception rooms including the front shop room presently used as a hair salon
- Spacious kitchen and dining room to the rear with a well fitted kitchen including ample high and low level units. Secondary staircase leads to the first floor accommodation
- Front door leading into a hallway with separate door to the front salon and a doorway leading to a staircase for the first floor accommodation
- Bathroom on the first floor with bath, WC and wash hand basin
- First floor drawing room with tiled fireplace
- Access to the rear yard via Main Street
- Detached garage block or workshop with loft storage above
- Rear yard with access via Village Court
- Oil fired central heating
- Wooden window frames



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.