



**Moira**  
**c 1290 sq ft**



## **57 Limestone Meadows, Moira BT67 0UU**

**£225,000** Freehold

A spacious and impressive, modern, double fronted red brick semi-detached home, extending to c. 1290 sq ft, within the popular Limestone Meadows development.

Semi detached house | 3 Bedrooms, principal with ensuite | Kitchen/family/dining | Lounge | Downstairs WC | Family bathroom | Oil fired central heating | PVC Double Glazing |

**028 9266 3396**

admin@falloonestateagents.com



A spacious and impressive, modern, double fronted red brick semi-detached home, extending to c. 1290 sq ft, within the popular Limestone Meadows development.

Located just off the Clarehill Road, Limestone Meadows is on the edge of the countryside but still within walking distance of Moira Main Street and all its amenities. For those with a young family it is situated just across from Rowandale Integrated Primary School and Nursery Unit.

Road users have easy access to the M1 at the Moira interchange, and A1 at Hillsborough, with public transport users having the option of train or bus facilities from Moira.

This home is well-presented throughout and the larger than average accommodation briefly comprises, on the ground floor, entrance hall, spacious lounge, open plan kitchen/dining/family and WC and on the first floor, landing, 3 double bedrooms, 1 with ensuite shower room, and family bathroom.

Outside there is driveway car parking with lawned garden to the front and enclosed side garden with large patio area and shrub beds. No. 57 overlooks a central green area, giving a delightful open aspect.

With excellent presentation and offering the usual comforts of oil fired central heating, PVC double glazing, PVC fascias and soffits, we anticipate strong interest in this one - book your viewing early!

Council Tax Band: N/A

Tenure: Freehold

#### **GROUND FLOOR :**

##### **Entrance hall**

Part glazed entrance door and side panels. Single panelled radiator.

##### **Lounge**

w: 4.02m x l: 6.5m (w: 13' 2" x l: 21' 4")

Provision for log burning stove. Polished granite hearth. Dual aspect windows. Double panelled radiator.

##### **Kitchen/Dining/Family**

w: 3.42m x l: 6.47m (w: 11' 3" x l: 21' 3")

Excellent range of high and low level units. 1.5 bowl stainless steel sink unit, mixer tap. Integrated 'Zanussi' oven and ceramic hob with stainless steel extractor over. Integrated fridge/freezer. Integrated dishwasher. Plumbed for washing machine. Feature tiled splashback. Spot lighting. Double panelled radiator. Patio doors.

##### **WC**

Low flush WC. Wash hand basin, mixer tap. Extractor fan. Single panelled radiator.

Storage cupboard off.

#### **FIRST FLOOR:**

##### **Landing**

Storage cupboard. Access to roofspace. Double panelled radiator.

##### **Bedroom 1**

w: 3.18m x l: 4.07m (w: 10' 5" x l: 13' 4")

Double panelled radiator.

##### **En-suite**

Tiled corner shower cubicle with mixer rain head shower. Semi pedestal wash hand basin, mixer tap. Low flush WC. Tiled floor. Spot lights. Single panelled radiator.

##### **Bedroom 2**

w: 3.18m x l: 4.03m (w: 10' 5" x l: 13' 3")



Laminate flooring. Double panelled radiator.

### Bedroom 3

w: 2.95m x l: 3.18m (w: 9' 8" x l: 10' 5")

Double panelled radiator.

### Bathroom

w: 2.29m x l: 2.98m (w: 7' 6" x l: 9' 9")

Panelled bath, mixer tap and shower fitting. Tiled corner shower enclosure with thermostatic mixer shower. Wash hand basin on vanity unit. Chrome heated towel radiator. Spot lights. Tiled floor. Part tiled walls.

### Outside

Front garden in lawn. Overlooks central green area.

Enclosed side garden with large patio and planted area with barked finish.

PVC oil storage tank. Oil fired boiler in housing. Gate to driveway parking. Outside tap. Outside light.

### Tenure

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

### Rates payable

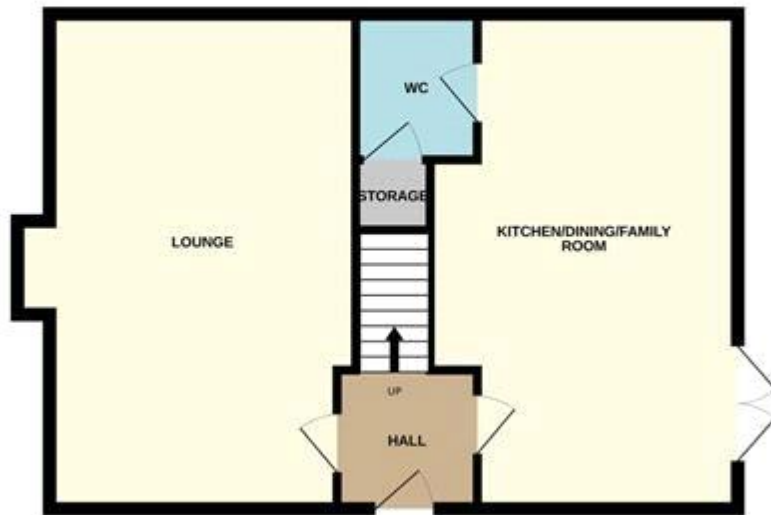
Details from the LPSNI website - Capital value of £135,000 with rates payable of £1129.41 for 2023/2024

### Service Charge

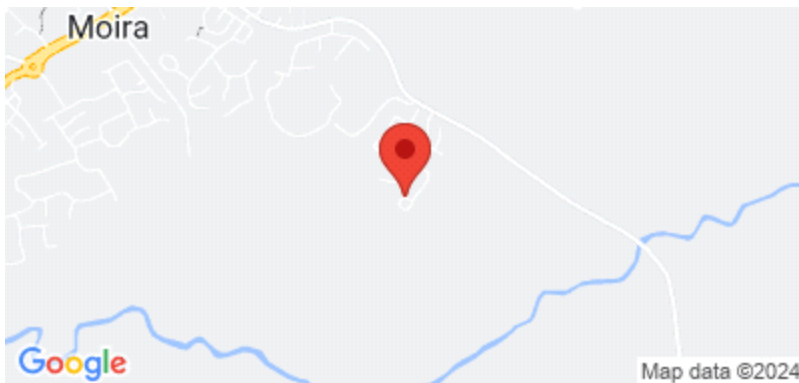
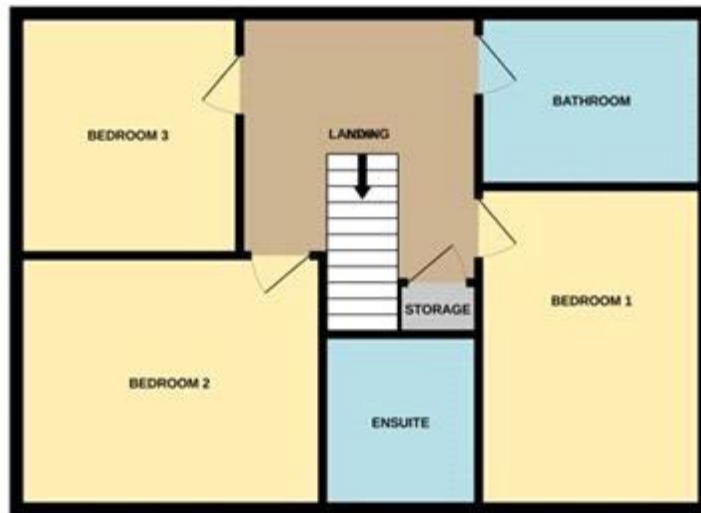
We understand that the grounds maintenance charge is currently £100 per annum.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.