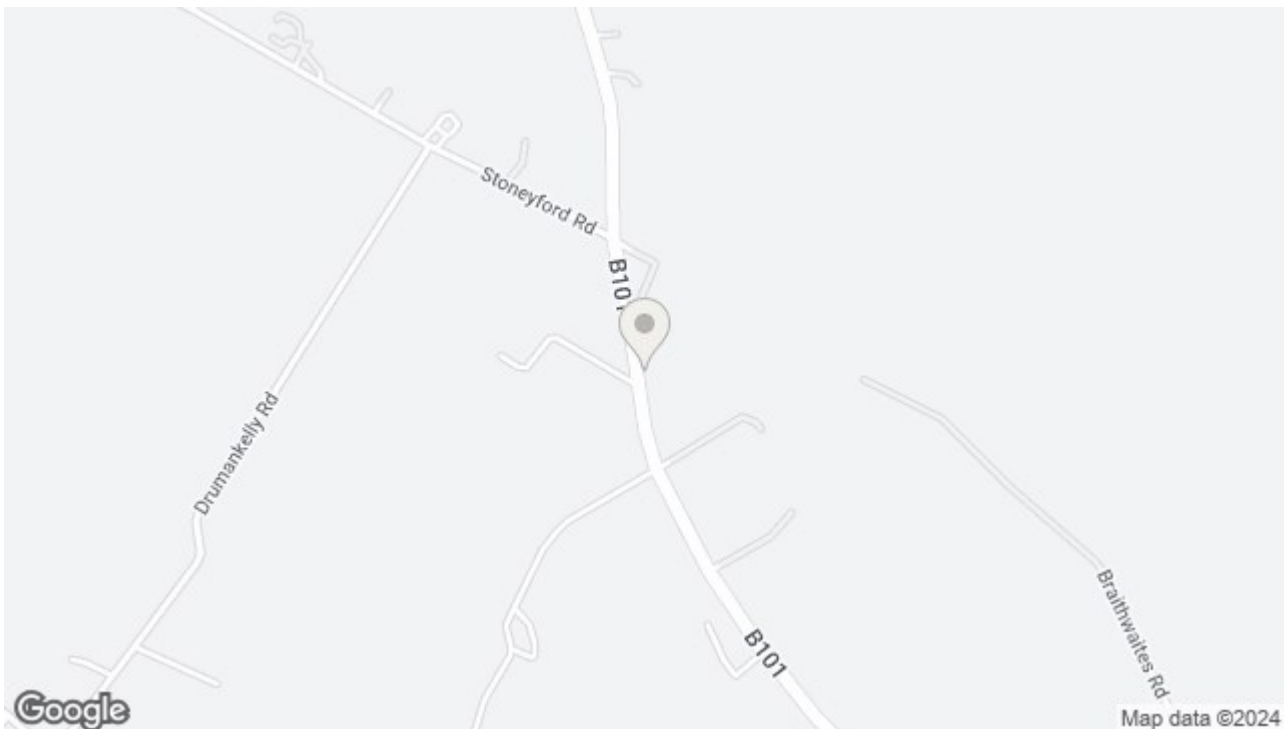




44 STONEYFORD ROAD, LISBURN, ANTRIM, BT28 3RG



OFFERS IN THE REGION OF

We are pleased to offer for sale this contemporary detached residence located on the Stoneyford Road just outside of Lisburn. The property is currently being renovated/ extended and the spacious and flexible accommodation will be well presented throughout leaving little for the prospective purchaser to do but move in their furniture.

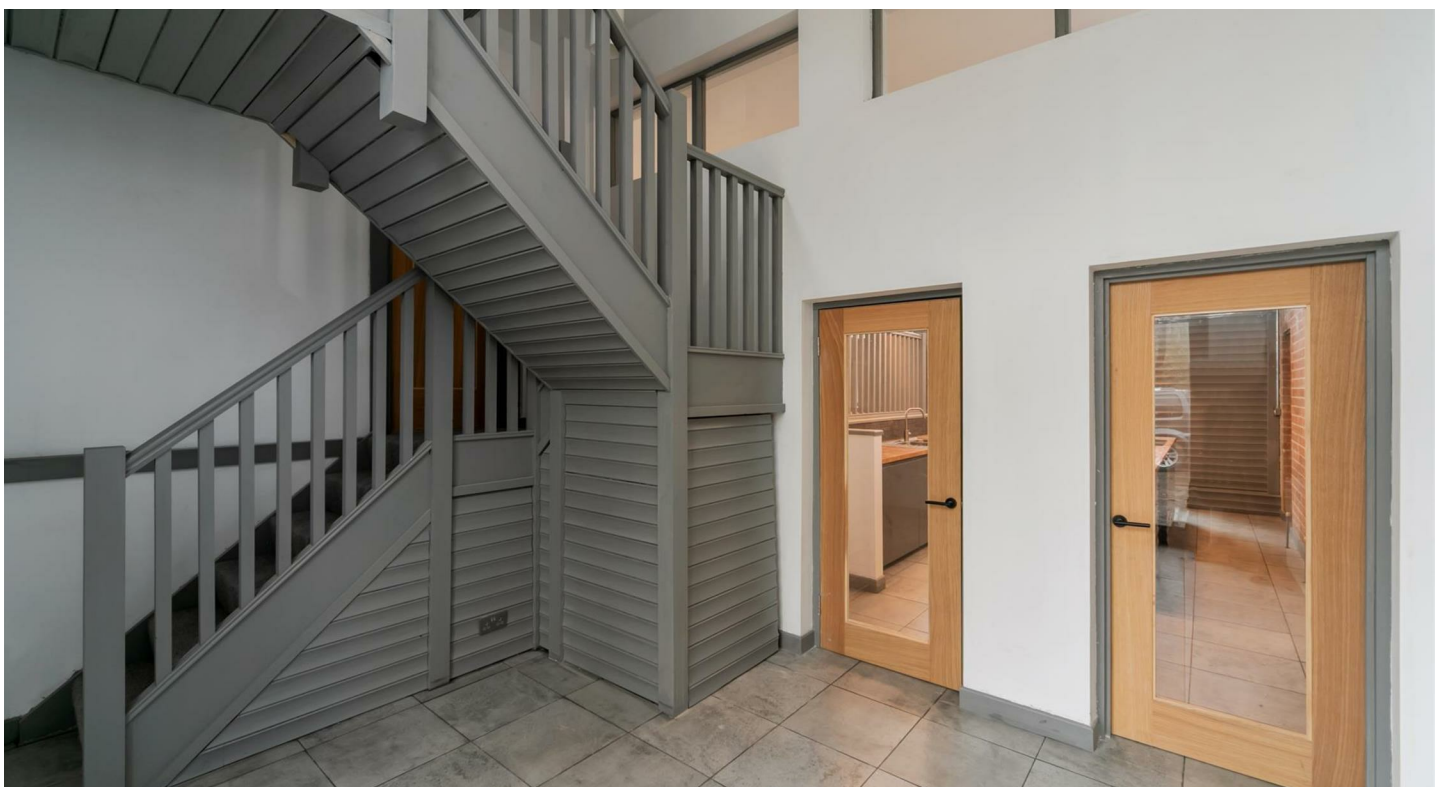
The property comprises bright entrance hall through to open plan kitchen/living on split level with feature fireplace, modern kitchen and separate utility room and dining room, six bedrooms, including master bedroom with ensuite and two family bathrooms. The family home could easily be adapted to accommodate two families with two kitchens.

Outside the property is situated on a large site with fantastic views over the surrounding countryside. The property is still currently under construction with some internal finishing touches and garden landscaping to be completed.

The property is conveniently located close to all the amenities of Lisburn City and within easy commuting to Belfast and the International airport.

There may also be potential for a site within the grounds subject to obtaining the appropriate planning permission.

With so much to offer in this fantastic family home it is sure to appeal to many, so early viewing is advised.



At a glance:

- Detached Residence
- Separate Dining Room with feature fireplace
- Six Bedrooms: Master Bedroom with Ensuite
- Contemporary Style Living
- Potential For Site subject to appropriate Planning Permission
- Open Plan Kitchen/ Living / Dining on split level
- Utility Room with cooking facilities
- Two Family Bathrooms
- Large Gardens with Mature Trees & Stunning Countryside Views
- Convenient Location to Lisburn, Belfast & International Airport

GROUND FLOOR

Entrance Hall

Glazed double doors into bright and spacious entrance hall with tiled floor.

Kitchen/ Living/ Dining Area

20'3" x 28'3"

Open plan kitchen/dining/living area; split level with steps up to raised living area. On lower level contemporary kitchen with range of low rise units with stainless steel sink and drainer and tiled splash backs and wooden work tops. Large island unit with electric oven and hob. Door to side. On upper level living area with feature red brick wall and fireplace. Wooden flooring. Double patio doors with juliet balcony with stunning countryside views. Door to dining room.

Utility Room

13'2" x 10'10"

Range of low rise units with stainless steel sink and drainer, electric oven and hob with overhead extractor fan, wooden worktops and tiled splash backs. Island unit. Recess for fridge/freezer, washing machine and tumble dryer. Tiled floor. Double doors to rear.

Dining Room

11'5" x 13'6"

Feature fireplace. Wooden flooring.

Bedroom 1 with Ensuite

12'9" x 10'10"

Front facing. Wooden flooring. Double doors to garden.

En-suite Bathroom

6'0" x 7'0"

White suite encompassing low flush W/C, wash hand basin, bath and electric shower. Tiled walls and floor.

Bedroom 2/ Living Room

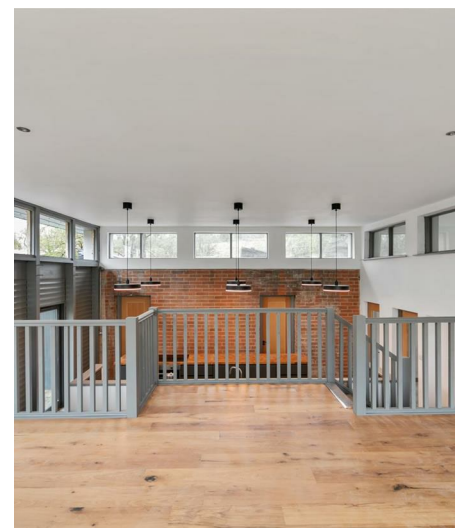
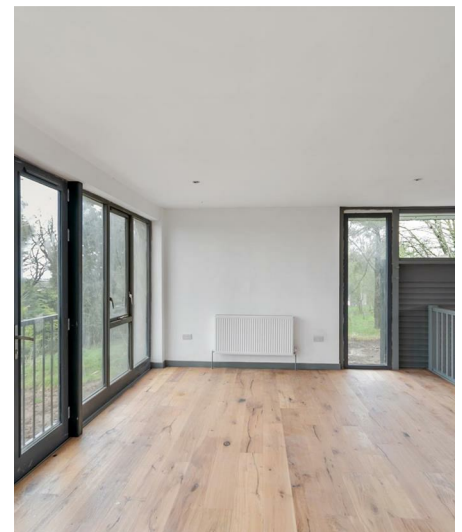
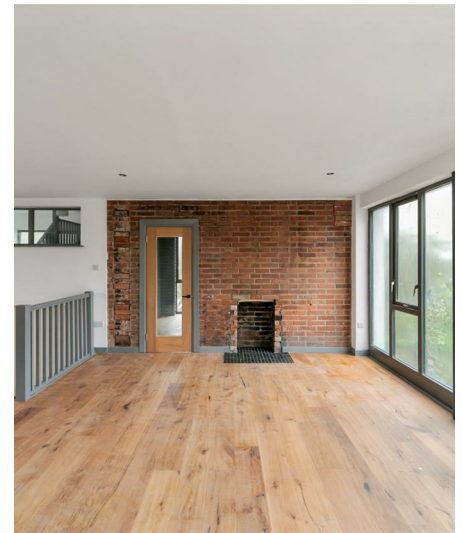
16'0" x 10'10"

Rear facing. Wooden flooring. Two sets of double doors to garden.

LOWER GROUND FLOOR

Hallway

9'8" x 12'3"



Bedroom 5

13'0" x 10'0"

Door to garden. Window to side.

Bathroom

White suite encompassing low flush W/C, wash hand basin, bath and separate shower. Tiled walls and floor.

Bedroom 6

10'9" x 13'8"

Rear facing. With windows to side and rear. Wooden flooring.

Store / Utility Room

Recess for washing machine and tumble dryer. Boiler.

FIRST FLOOR

Bedroom 3

15'3" x 13'8"

Side facing.

Bathroom

White suite encompassing low flush W/C, wash hand basin and bath.

Bedroom 4

15'3" x 11'0"

Side facing. Double doors with juliet balcony.

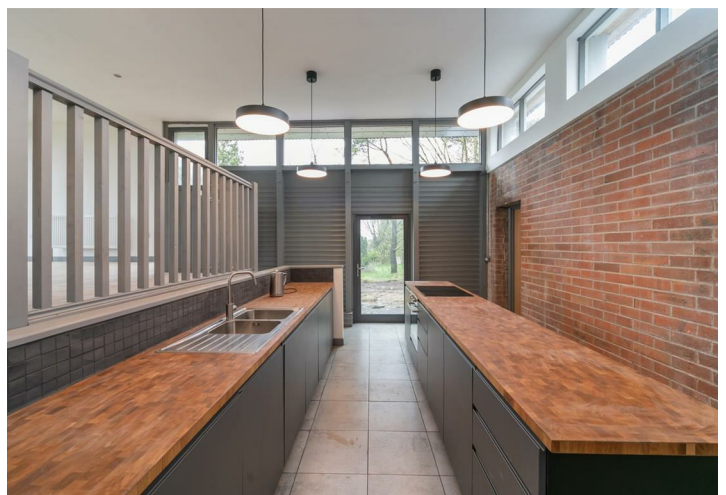
OUTSIDE

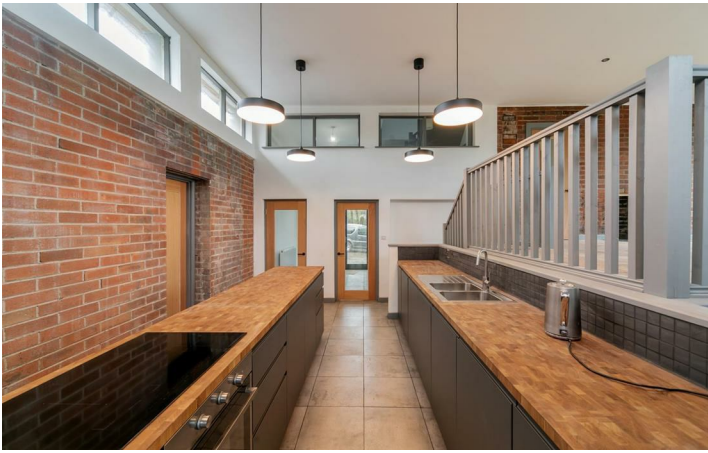
The property is located on a large site with gardens still to be landscaped. The gardens have an array of mature trees and beautiful countryside views.

OTHER SPECIFICATIONS

There is separate title within the main title for a potential building site subject to obtaining the appropriate planning permission.

Planning permission has also been granted to extend the current dwelling further if wished; Permission October 2022, reference LA05/2022/0029/F












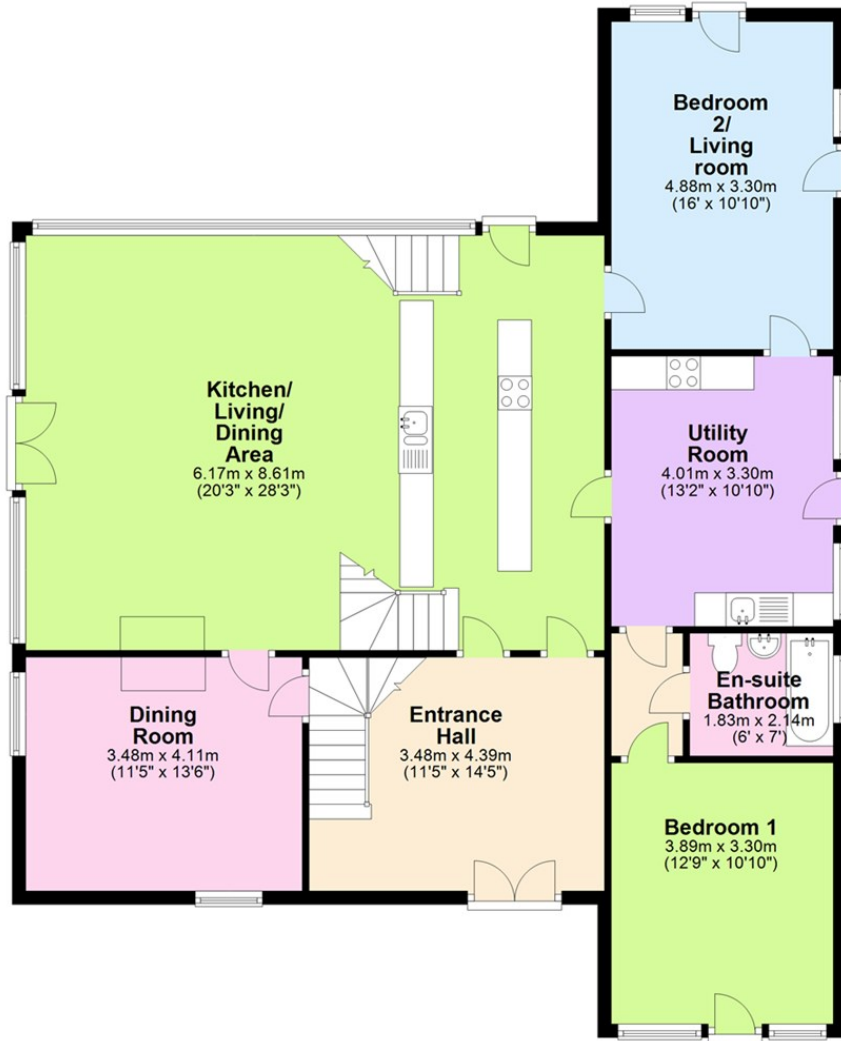


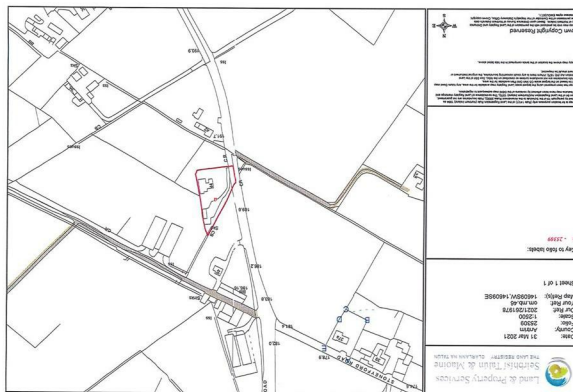




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor





Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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PRS Property Redress Scheme

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