



## 53 Moira Road, Lisburn

**£159,500** Leasehold

An excellent semi detached home in the ever popular Moira Road area offering great accommodation inside and out.

Chain free | Semi detached house | 2 Reception | 3 Bedrooms | Modern kitchen | Bathroom with separate shower | Detached Garage | Oil fired central heating | PVC Double Glazing |

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An excellent semi detached home in the ever popular Moira Road area offering great accommodation inside and out.

A superb location, close to shops, schools for all ages, the town centre and bus transport links.

No. 53 is very well presented with the accommodation briefly comprising entrance hall, living room, dining room, modern kitchen, 3 bedrooms and modern bathroom with separate shower and bath.

This lovely home is completed with oil fired central heating and PVC double glazing.

Outside there is ample on site parking to the front and side with extensive patio and lawned garden to the rear. There is also a large detached garage, sauna, which may have alternative uses, and a lean to greenhouse.

With mature trees across the road and a long back garden the property has an unexpected degree of privacy for such a convenient location.

Tenure: Leasehold

#### **GROUND FLOOR :**

##### **Entrance hall**

Triple locking part glazed entrance door. Ceiling cornice. Radiator.

##### **Living room**

w: 3.23m x l: 4.11m (w: 10' 7" x l: 13' 6")

Feature marble fireplace with granite tiled inset and hearth. Open fire. Ceiling cornice. Bay window. Double panelled radiator.

##### **Dining Room**

w: 3.23m x l: 3.35m (w: 10' 7" x l: 11' )

Feature fireplace with inset log burning stove, slate tiled hearth. Ceiling cornice. Double panelled radiator.

##### **Kitchen**

w: 2.39m x l: 3.5m (w: 7' 10" x l: 11' 6")

Modern fitted kitchen with excellent range of high and low level units in cream gloss finish. 'Zanussi' cooker with stainless steel extractor over. 1.5 bowl stainless steel sink unit, mixer tap. Integrated fridge/freezer. Plumbed for washing machine. Part tiled walls. Tiled floor. Spot lights. Double panelled radiator.

Understairs storage cupboard. PVC rear door.

#### **FIRST FLOOR:**

##### **Landing**

Storage cupboard. Access to roofspace with ladder.

##### **Bedroom 1**

w: 2.62m x l: 3.36m (w: 8' 7" x l: 11' )

Ceiling cornice. Alcove shelving. Single panelled radiator.

##### **Bedroom 2**

w: 2.65m x l: 3.23m (w: 8' 8" x l: 10' 7")

Ceiling cornice. Alcove shelving. Double panelled radiator.

##### **Bedroom 3**

w: 1.66m x l: 2.29m (w: 5' 5" x l: 7' 6")

Ceiling cornice. Double panelled radiator.



### **Bathroom**

Modern white suite. Panelled bath, mixer tap. Shower enclosure with mixer shower. Pedestal wash hand basin on vanity unit. Low flush WC. Wall and floor tiling. Extractor fan.

Hot press with copper cylinder and immersion heater.

### **Outside**

Hedged boundary with parking to front and side for several cars in asphalt finish. Secure double gates to large patio area and access to garage.

Lawned garden to rear. Mature hedged boundaries. Lean to greenhouse.

Outside toilet with low flush WC and wash hand basin.

PVC oil storage tank. Oil fired boiler in housing.

### **Detached Garage**

w: 3.42m x l: 6.87m (w: 11' 3" x l: 22' 6")

Roller door. Pedestrian door. Light and power.

Adjoining home sauna

### **Tenure**

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

### **Rates payable**

Details from the LPSNI website - rates payable April 2024 - March 2025  
£913.50



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	55
(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/fitings 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.