



2D LOUGH ROAD, LISBURN, BT28 2PJ

- A Most Impressive Partly Built Five Bedroom Detached Residence And Double Basement Garage Set On A Spacious Site Extending To Approximately 0.4 Acre
- Please Note, This Property Is For Sale As Is And The Buyer Will Be Responsible For Completing The Remaining Works
- Well Appointed Family Accommodation Extending To Approximately 3,600 Square Feet
- Spacious Reception Hall With Gallery Landing
- Large Lounge/Dining Area With PVC Double Glazed Double Sliding Patio Doors Leading To Proposed Rear Patio Area
- Kitchen/Dining Area With Open Plan Family Room
- Utility Room And Adjoining Cloakroom Proposed For Low Flush Suite
- Five Bedrooms (Principal Bedroom With Walk In Robe And Shower Room En Suite/One With Shower Room En Suite)

PRICE: OFFERS IN THE REGION OF £325,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING TBC

REF: DLI40624SR

- Main Family Bathroom Proposed To Include Separate Shower Cubicle
- Detached Large Double Basement Garage With Proposed Games Room Above
- Spacious Gardens To Front With Ample Parking And Turning Area
- PVC Double Glazed Windows And External Doors
- With the main structure being finished and roofed this is the perfect stage to take on this fabulous new build project and finish it to your very own requirements and specification. The property has been priced to allow for finishing works and this sale represents an excellent opportunity to create a dream home, early viewing is highly recommended.
- Please note. we are awaiting confirmation of EPC rating and rates have not yet been assessed.

ACCOMMODATION

Measurements are approximate.

SPACIOUS RECEPTION HALL:

PVC composite entrance door. Staircase to first floor gallery landing.

LOUNGE/DINING AREA:

26' 4" x 22' 1" (8.02m x 6.73m)

Measurements taken to widest points. PVC double glazed double sliding patio doors leading to proposed rear patio.

KITCHEN/DINING AREA WITH OPEN PLAN FAMILY ROOM:

42' 5" x 23' 2" (12.93m x 7.06m)

Measurements taken to widest points. PVC double glazed double doors to proposed rear patio. PVC double glazed double sliding patio doors to side. Chimney stack open for stove.

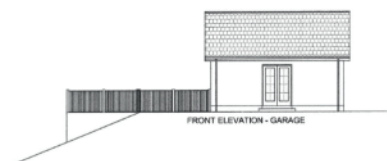
UTILITY ROOM:

13' 4" x 6' 0" (4.07m x 1.82m)

PVC double glazed stable door to proposed rear patio.

CLOAKROOM:

Proposed for low flush suite.



FIRST FLOOR
GALLERY LANDING:

Hotpress.

BEDROOM (1):
20' 3" x 15' 6" (6.16m x 4.73m)

Walk in robe. Shower room en suite.

BEDROOM (2):
17' 10" x 13' 0" (5.43m x 3.96m)

Measurements taken to widest points. Shower room en suite.

BEDROOM (3):
17' 7" x 13' 0" (5.35m x 3.97m)

Measurements taken to widest points.

BEDROOM (4):
13' 1" x 11' 10" (4.00m x 3.60m)

BEDROOM (5)/STUDY:
15' 8" x 9' 8" (4.78m x 2.94m)

BATHROOM:

Proposed for bath suite to include separate shower cubicle.

OUTSIDE

Spacious gardens to front with ample parking and turning area. Proposed rear patio.

DETACHED DOUBLE BASEMENT GARAGE:

31' 2" x 21' 3" (9.49m x 6.48m)

PVC composite entrance door. Proposed games room above with patio.



TENURE:

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

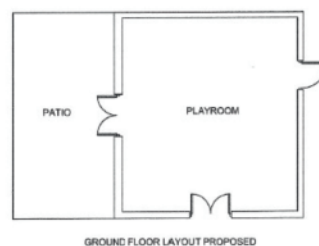
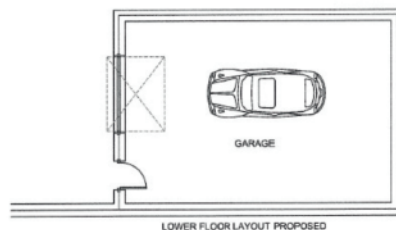
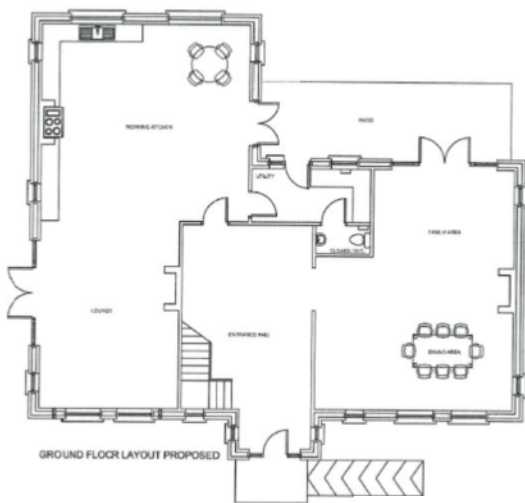
RATES PAYABLE:

Not yet assessed.

DIRECTIONS

From Glenay Road turn onto Lough Road. 2D 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.



VALUATION SERVICE

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

www.hgraham.co.uk

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