



32 MAGHABERRY MANOR, MAGHABERRY, BT67 0JZ

- A Detached Property Occupying A Spacious And Prime End Cul De Sac Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Brick Built Fireplace With Slate Hearth And Wood Burning Stove
- Kitchen/Dining Area With Integrated Oven And Hob
- Four Bedrooms (One With Shower Room En Suite)
- Separate Study or Bedroom Five
- Bathroom With White Suite Including Quadrant Shower Cubicle With Aqualisa Electric Shower

PRICE: OFFERS IN THE REGION OF £249,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E5 I

REF: DLI60824SR

- Large Front Garden Laid In Lawn With Spacious Tarmac Driveway And Parking Area
- Spacious Rear Garden Laid In Lawn With Paved Patio Area
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System / Alarm System
- PVC Fascias And Soffits
- Mahogany Effect PVC Double Glazed Windows And External Doors

ACCOMMODATION

Measurements are approximate.

OPEN ENTRANCE PORCH

ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with double glazed side panel. Hotpress. Laminated timber floor.

LOUNGE:

13' 8" x 12' 8" (4.17m x 3.86m)

Brick built fireplace with slate hearth and wood burning stove.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

16' 0" x 11' 9" (4.87m x 3.59m)

Range of high and low level units. Woodgrain effect round edge work surfaces. Integrated oven and hob. Concealed extractor unit. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Part tiled walls. Mahogany effect PVC double glazed door to rear patio area and garden. Staircase to first floor.



BEDROOM (3):
11' 9" x 9' 9" (3.59m x 2.97m)



BEDROOM (4):
12' 9" x 8' 10" (3.89m x 2.69m)



STUDY/BEDROOM (5):
9' 5" x 7' 10" (2.88m x 2.38m)

BATHROOM:

White suite. Quadrant shower cubicle with Aqualisa electric shower. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Part tiled walls.



FIRST FLOOR

LANDING:

Storage cupboard.

BEDROOM (1):
17' 1" x 13' 9" (5.21m x 4.19m)

Measurements taken to widest points. Under eave storage.



SHOWER ROOM EN SUITE:

Shower cubicle with Triton electric shower and PVC panelled walls. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Recessed spotlight.

BEDROOM (2):
13' 8" x 12' 2" (4.17m x 3.71m)

Measurements taken to widest points. Built in storage.



OUTSIDE

Large front garden laid in lawn with spacious Tarmac driveway and parking area. Paved path to entrance door. Spacious rear garden laid in lawn with paved patio area. Oil storage tank. Outside tap and light.

DETACHED GARAGE:

17' 11" x 9' 1" (5.47m x 2.77m)

Up and over door. Light and power. Oil fired boiler. Work surface. Mahogany effect PVC double glazed entrance door.



TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £35, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2024 to March 2025 £1,261.50

DIRECTIONS

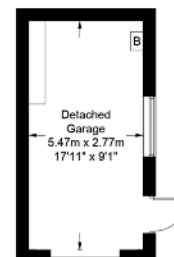
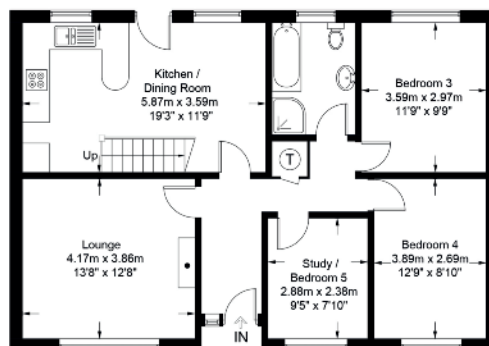
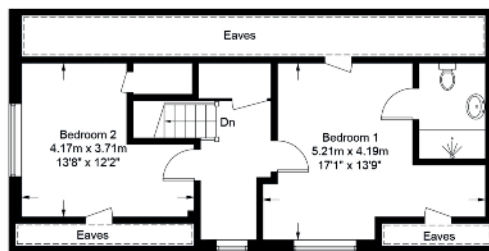
From Maghaberry Road turn into Maghaberry Manor. Number 32 is straightahead at the end of the cul de sac.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



32 Maghaberry Manor

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

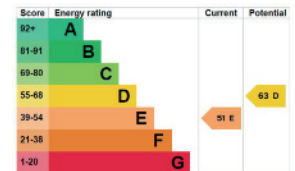


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