

**Tim Martin**  
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89 Hillsborough Road  
Moneyreagh  
BT23 6AZ

Offers Around  
£140,000

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## SUMMARY

Set in the heart of the country yet within minutes drive from both Moneyreagh and Carryduff, this semi detached house is ideally located to enjoy the best of rural living combined with urban convenience.

The property is in need of modernisation and therefore provides the new purchaser with a blank canvas to create their dream home at their own pace.

Offering good accommodation the ground floor consists of a spacious lounge, integrated kitchen and rear porch / utility. Three good sized bedrooms and bathroom are at first floor level.

A generous paved drive provides parking and leads to the detached garage. A large garden to the rear has the added benefit of a babbling stream; ideal for enjoying long summer evenings.

Carryduff and Moneyreagh are a short drive away hosting a selection of Primary Schools, and good public transport links to secondary schools in Belfast, Ballynahinch and beyond. The towns benefit from convenience stores, churches, doctors surgery and childrens play parks.

## FEATURES

- Semi Detached Home in Need of Modernisation
- Superb Rural Location with the Convenience of Towns Close By
- Spacious Lounge with Open Fire
- Integrated Kitchen wit Separate Rear Porch / Utility
- Three Good Sized Bedrooms on the First Floor
- Oil Fired Central Heating
- Paved Drive Providing Parking and Leading to Detached Garage
- Large Rear Garden with Stream
- Short Drive from Carryduff and Moneyreagh
- Easy Access to Belfast and Public Transport

## **Entrance Porch**

Tiled floor.

## **Lounge**

**19'0 x 13'4 (5.79m x 4.06m )**

Modern embossed cast iron fireplace with tiled panel on slate hearth; carved hardwood surround; TV aerial point; corniced ceiling; wall light; staircase to first floor.

## **Kitchen**

**14'10 x 13'6 (4.52m x 4.11m )**

Double drainer stainless steel sink unit with mixer taps; good range of formica eye and floor level cupboards and drawers; formica worktops; integrated Hotpoint double electric ovens and matching 4 ring gas hob with extractor unit over; plumbed and space for dishwasher; part tiled walls; slate tiled floor.

## **Rear Porch**

**11'4 x 5'7 (3.45m x 1.70m )**

Furnray oil fired boiler

## **First Floor**

### **Landing**

Hotpress with lagged copper cylinder and immersion heater.

### **Bedroom 1**

**13'5 x 10'0 (4.09m x 3.05m )**

Three double built in wardrobes (one with mirrored doors).

### **Bedroom 2**

**8'5 x 7'4 (2.57m x 2.24m )**

Range of built in bookshelves.

### **Bedroom 3**

**13'7 x 8'6 (4.14m x 2.59m )**

## **Bathroom**

**9'9 x 6'0 (2.97m x 1.83m )**

Avocado coloured suite comprising panelled bath with matching bath bars; chrome mixer taps; telephone shower attachments; pedestal wash hand basin; low flush WC; tiled and mirror tiled walls.

## **Driveway**

Double wrought iron entrance gates to spacious flagged drive way leading to:-

## **Detached Garage**

**23'5 x 11'7 (7.14m x 3.53m )**

Up and over door; fluorescent light and power points.

## **Gardens**

Decorative gravel patio to front with central raised feature and planted with ornamental shrubs.

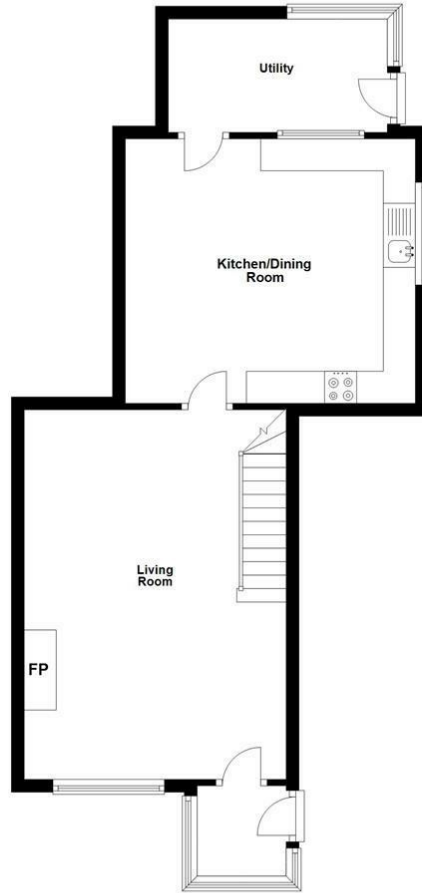
Spacious rear garden laid down to lawns with a babbling stream bounding the garden; wooden garden shed.

## **Capital / Rateable Value**

£160,000. Rates Payable = £1392.00 per annum (approx)

### Ground Floor

Approx. 51.0 sq. metres (549.4 sq. feet)



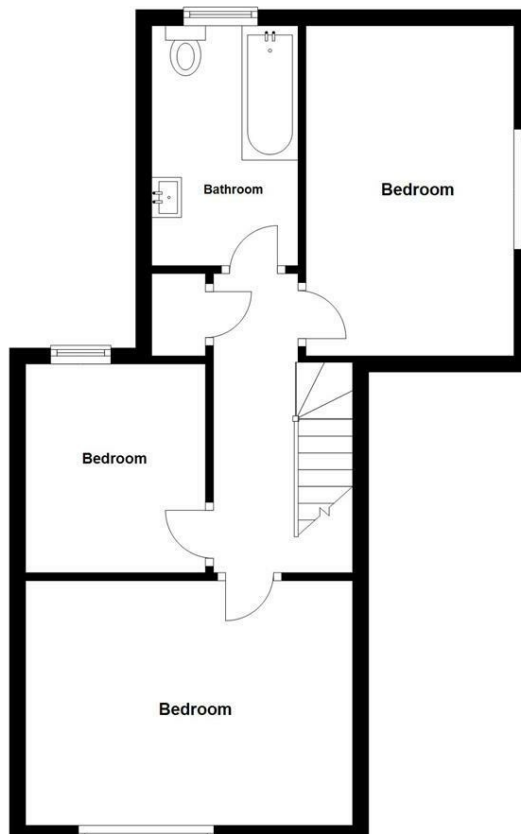
Total area: approx. 93.6 sq. metres (1007.5 sq. feet)

Photography and Floor Plans by housefyri.co.uk  
Plan produced using PlanUp.

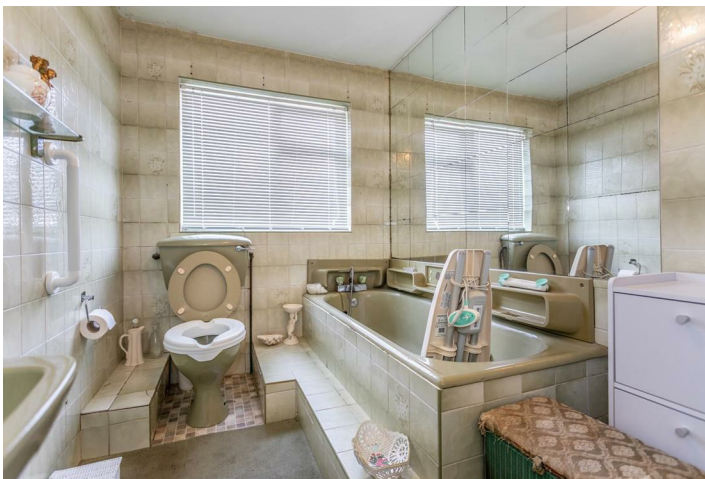
**89 Hilsborough Road, Moneyreagh**

### First Floor

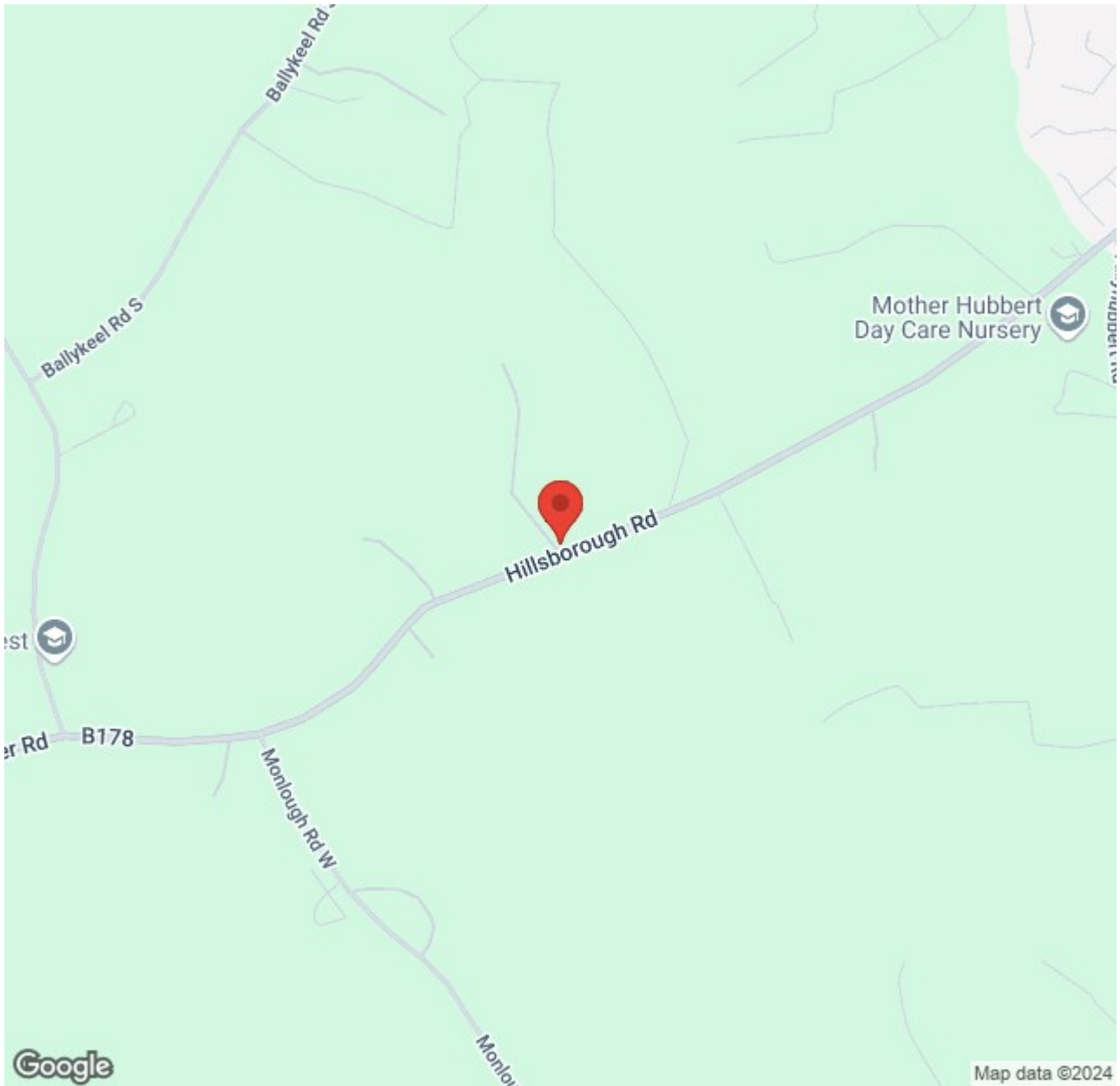
Approx. 42.6 sq. metres (458.0 sq. feet)











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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