



## 26 Belfast Road, Lisburn, BT27 4AS

### Price Guide £275,000

We are pleased to offer for sale this attractive red brick Victorian semi-detached home situated in a most convenient location, just moments from Wallace Park and also offering an easy commute to both Belfast and Lisburn City Centres. The internal accommodation is spacious throughout, suitable to a range of prospective purchasers. Many original features are in place such as cornicing, picture rails & fireplaces. On the ground floor the reception hall leads to a beautiful lounge with feature fireplace, a separate living room and a shower room. The lower ground floor comprises an excellent kitchen with dining area, a separate dining room, a pantry and an utility room. On the first & second floors there are four double bedrooms and study, a bathroom and sun room. Outside, there is a large private garden in lawn to the rear along with detached garage and parking to front. Priced to allow for some improvements / alterations, viewing of this fine home is highly recommended.

- Attractive Red Brick Victorian Semi-Detached Home
- Lounge, Living Room & First Floor Sunroom
- Spacious Kitchen With Dining Area
- Four Double Bedrooms + Study
- Dining Room, Utility Room & Pantry
- Bathroom & Shower Room
- Enclosed Large Rear Garden, Parking To Front & Detached Garage
- Double Glazing / Oil Fired Central Heating
- Moments From Wallace Park, Shops, Restaurants & Leading Schools
- Suitable For A Range Of Purchasers

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	20	36
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

Hardwood front door.

**RECEPTION HALL**



Solid wood floor.

**LOUNGE 15'10 x 11'8 (4.83m x 3.56m)**



Solid wood floor, feature fireplace, picture rail.



**LIVING ROOM 11'0 x 9'10 (3.35m x 3.00m)**



Picture rail.

**SHOWER ROOM**

Low flush W.C, pedestal wash hand basin, enclosed shower.

**ON THE LOWER GROUND FLOOR**

**KITCHEN 17'0 x 16'0 (5.18m x 4.88m)**



Range of solid wood low level units, Belfast sink, recessed spotlighting.



**PANTRY**

Range of units, plumbed for washing machine.

**DINING ROOM 14'1 x 10'0 (4.29m x 3.05m)**

**ON THE FIRST FLOOR**

**BEDROOM ONE 12'1 x 10'11 (3.68m x 3.33m)**



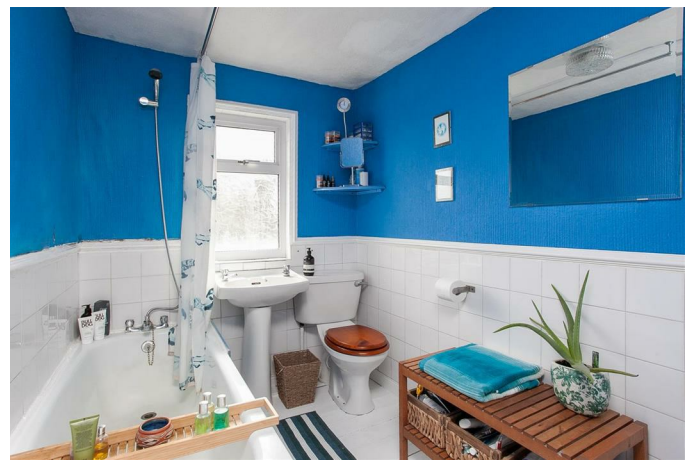
Solid wood floor.

**BEDROOM TWO 11'0 x 9'0 (3.35m x 2.74m)**



Solid wood floor.

**BATHROOM**



White suite comprising low flush W.C, panel bath, pedestal wash hand basin, part tiled walls.

**SUN ROOM**



Solid wood floor.

**ON THE SECOND FLOOR**

**BEDROOM THREE 12'0 x 11'0 (3.66m x 3.35m)**



Solid wood floor.

**BEDROOM FOUR 10'0 x 9'1 (3.05m x 2.77m)**

Solid wood floor.

**STUDY 9'1 x 6'0 (2.77m x 1.83m)**



**OUTSIDE**



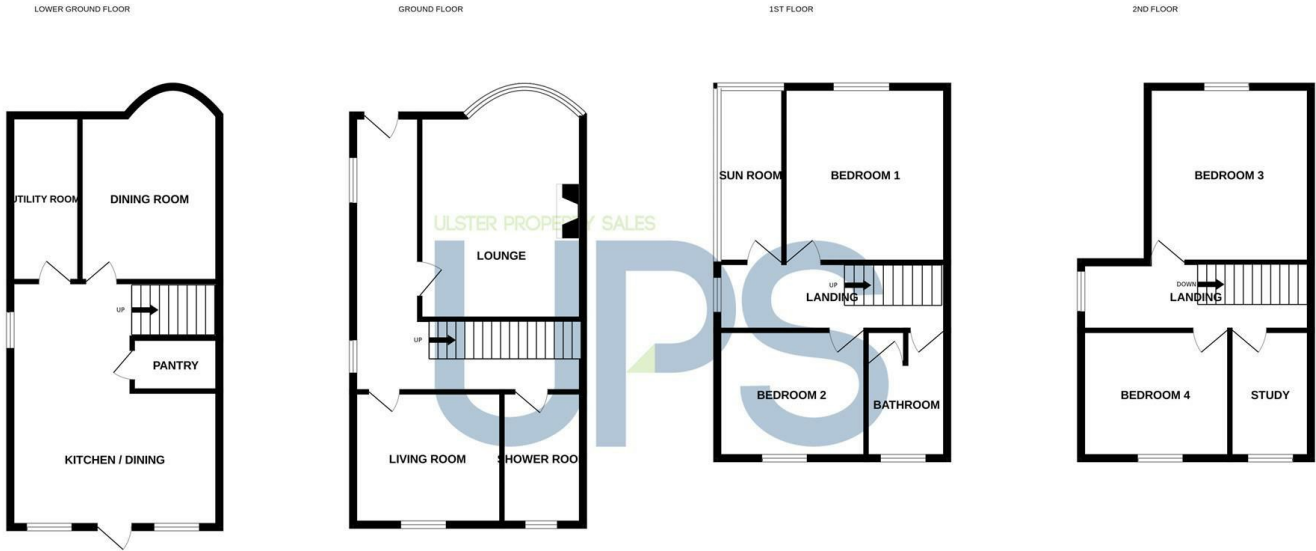
Large private south facing garden to rear in lawn. Parking to front.



**DETACHED GARAGE**

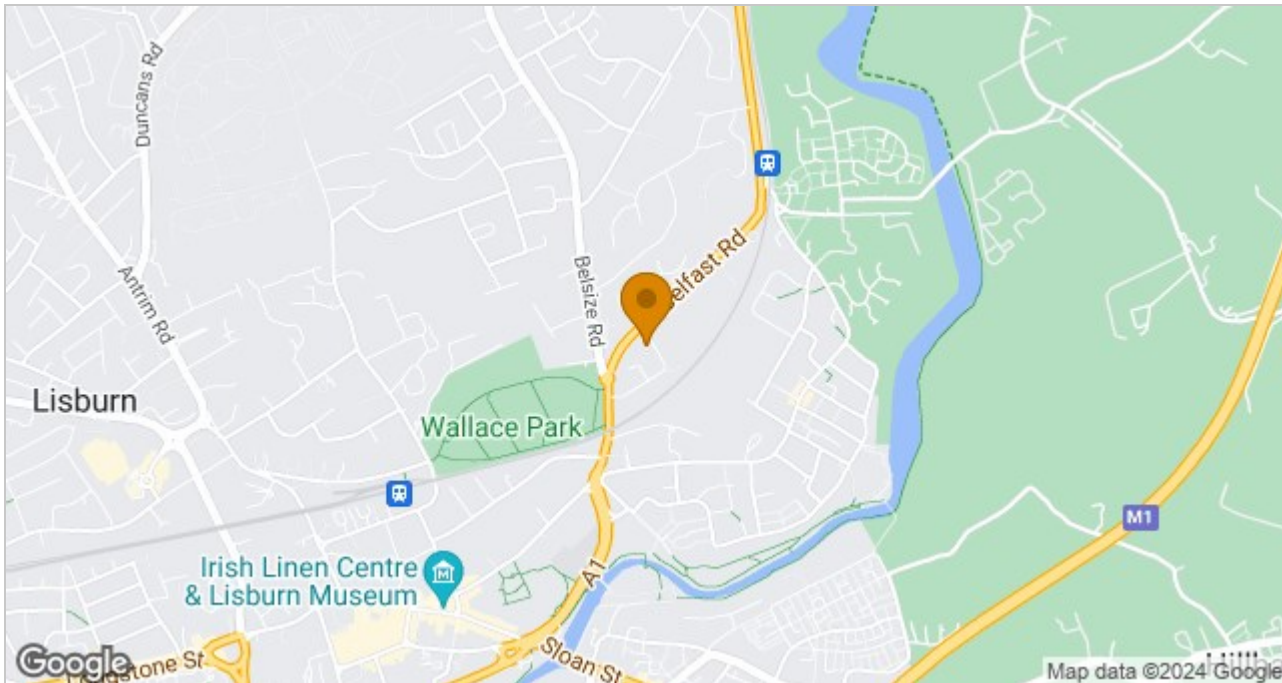
Up & over door.

# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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