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&L

51 Blackfordby Lane

Moirā | DE12 6EX | Guide Price £210,000

ROYSTON  
& LUND



- \*\*\*Guide Price:  
£210,000 - £220,000
- Living Room with  
Feature Fireplace
- Lawned Rear Garden
- Close to Numerous  
Amenities
- EPC: C
- Three Bedroom Family  
Home
- First Floor Bathroom
- Spacious Driveway for  
Multiple Vehicles
- Council Tax: B
- Freehold







Guide Price £210,000 - £220,000

Royston & Lund are delighted to present this spacious three-bedroom family home, occupying a generous plot within the village of Moira. Offering well-proportioned accommodation throughout, a substantial driveway providing parking for multiple vehicles and a sizeable rear garden, this property presents an excellent opportunity for first-time buyers, growing families and those seeking a home with further potential.

The property is entered via an entrance hall which provides access to the principal ground floor accommodation. To the front of the home is a generous living room, flooded with natural light from dual aspects and offering an inviting space for both relaxation and entertaining. The well-sized reception room to the front provides additional versatility and could be utilised as a dining room, home office, playroom or family room to suit individual requirements.

To the rear, the kitchen is fitted with a range of units and work surfaces, offering ample storage and preparation space for everyday living. The kitchen enjoys views over the rear garden and benefits from direct access outside, creating a practical and functional space for modern family life.

The first floor hosts three bedrooms, including a particularly generous principal bedroom. Two further bedrooms provide flexible accommodation for children, guests or those working from home. The bedrooms are served by a family shower room, with a separate WC.

Outside, a generous rear garden which is predominantly lawn would be perfect for gardening enthusiasts or those who enjoy outdoor entertaining.





EPC

#### 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                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 72      | 78        |

England & Wales EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

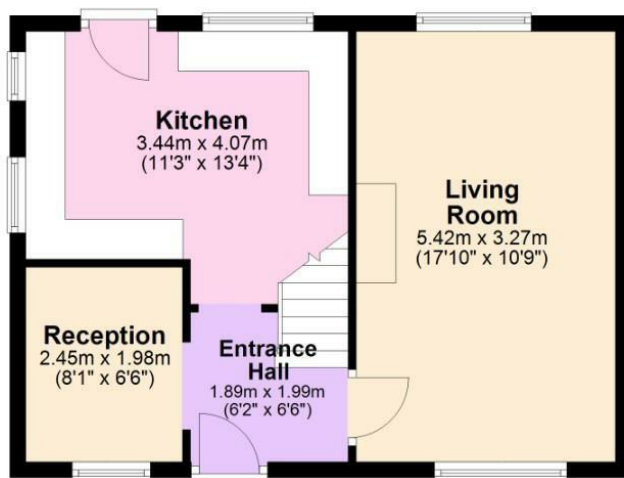
|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

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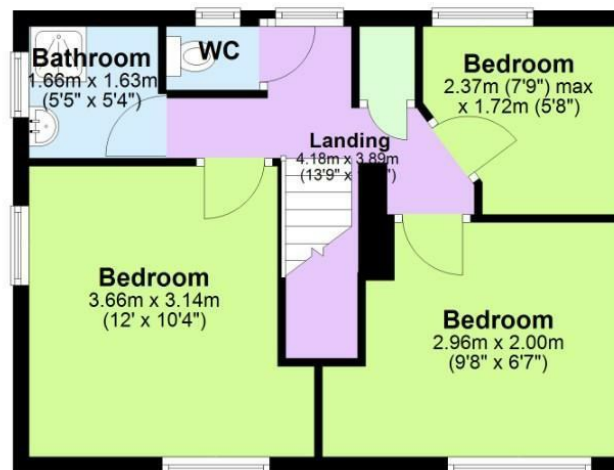
#### Ground Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



#### First Floor

Approx. 40.3 sq. metres (434.3 sq. feet)



Total area: approx. 80.7 sq. metres (868.6 sq. feet)

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.