



Manor Farm, Lisburn,
BT27 5UF

**Offers in the region of
£325,000**



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3 Manor Farm, Lisburn, County Antrim, BT27 5UF

Offers in the region of £325,000

This charming cottage style home is one of only 4 homes tucked away in a quiet semi-rural location off the Hillhall Road, within easy commuting distance to both Belfast & Lisburn. The property accommodation is deceptively spacious and extends to over 2000 sqft and would be ideal for those downsizing or a growing family alike. The property is well presented internally and enjoys a relaxing and pleasant outlook to both front and a southerly facing rear garden. Internally the ground floor features a spacious reception hall / dining room and 3 further reception rooms, a stunning fitted kitchen open to the breakfast room and an integral garage. The first floor consists of four well-proportioned bedrooms (master with en-suite) and a modern bathroom. We fully recommend early consideration of this home, viewings are strictly by appointment with our sales team on (028) 9267 5321.

GROUND FLOOR

HARDWOOD FRONT DOOR

Glazed inset

OPEN PLAN RECEPTION HALL / DINING ROOM

7.70m x 3.78m (25'3" x 12'5")

Solid wooden floor. Access to kitchen. Glazed double doors to Lounge

LOUNGE

4.57m x 3.18m (15'0" x 10'5")

Hole in the wall fire place with gas fire.

SUN ROOM

4.11m x 3.76m (13'6" x 12'4")

Wooden flooring. Spotlights. Access to garden.

STUNNING FITTED KITCHEN

4.19m x 3.61m (13'9" x 11'10")

Single drainer stainless steel sink units with mixer taps. Granite work surfaces and drainer. Built in Siemens stainless steel oven and combi microwave. Separate 5 ring hob and concealed extractor fan. Integrated Siemens dishwasher. Ceramic tiled floor. Spotlights. Archway to...

BREAKFAST ROOM

4.37m x 2.21m (14'4" x 7'3")

Belfast sink unit. Ceramic tiled floor. French doors to garden.

LIVING ROOM

5.00m x 2.74m (16'5" x 9'0")

REAR HALL

Ceramic tiled floor. Back door to rear garden.

INTEGRAL GARAGE

5.11m x 2.67m (16'9" x 8'9")

Electric door. Range of units. Power and light. Plumbed for tumble dryer.

STAIRS TO:-

FIRST FLOOR

BEDROOM 1

7.54m x 5.66m (At Widest.) (24'9" x 18'7" (At Widest.))

Dual aspect outside to front and rear. Excellent range of built in bedroom furniture.

EN-SUITE BATHROOM

Luxury white suite. Built in shower cubicle with electric shower. Vanity unit with mono tap. Close coupled dual flush WC. Spotlights. Ceramic tiled floor with underfloor heating.

BEDROOM 2

4.01m x 3.56m (13'2" x 11'8")

Laminate wooden floor. Outlook to front.

BEDROOM 3

3.81m x 3.71m (12'6" x 12'2")

Range of built in bedroom furniture

BEDROOM 4

3.51m x 2.95m (11'6" x 9'8")

Outlook to front.

SHOWER ROOM WITH WHITE

3.10m x 1.96m (10'2" x 6'5")

Modern suite. Vanity unit with mono tap. Close coupled WC. Built in shower cubicle with telephone hand shower and shower over. Ceramic tiled floor. Fully tiled walls. Spotlights. Extractor fan. Hot press with copper cylinder.

OUTSIDE

Beautifully presented southerly facing rear garden in lawn, shrubs, hedging and patio area with space for seating.

PARKING

Parking area to front. Additional communal parking.

DIRECTIONS

Off Glen Road which is off the Hillhall Road.



For full EPC please contact the branch

EPC

FLOOR PLAN

Not to scale.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



