



## **8 LEATHEMS WAY, LISBURN, BT28 3AY**

- A Well Presented Semi Detached Property Occupying A Prime End Cul De Sac Setting Within This Highly desirable Residential Location In Close Proximity To Lisburn City Centre And Lisburn Train Station
- Entrance Hall With Panelled Entrance Door and Tiled Floor
- Spacious Lounge With Feature Slate Tiled Chimney Breast
- Kitchen/Dining Area With Integrated Appliances
- Utility Room / Cloakroom With Low Flush Suite
- Three Good Sized Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite Including Thermostatic Shower

**PRICE: OFFERS IN THE REGION OF £259,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING B8I**

**REF: DL010525SR**

- Part Floored Roofspace With Slingsby Style Ladder
  - Front Garden Laid In Lawn With Tarmac Driveway
  - Enclosed Rear Garden Laid In Lawn With Pavior Brick Patio Area
  - Oil Fired Central Heating System
  - PVC Double Glazed Windows (Sash Style Windows To The Front)
- 8 Leathems Way is a spacious semi detached property occupying a pleasant and exclusive cul de sac setting situated within the heart of Lisburn City Centre. This property is ideally located for commuting via Lisburn train station and within walking distance to Wallace High School and Friends School, Lisburn. We strongly advise early viewing.

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Panelled entrance door with fanlight window above. Tiled floor.

### LOUNGE:

**15' 8" x 14' 1" (4.77m x 4.30m)**

Measurements taken to widest points. Feature slate tiled chimney breast. Tiled floor. Storage under stairs.

### KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

**15' 4" x 11' 6" (4.67m x 3.51m)**

Range of high and low level units. Granite effect round edge work surfaces. Slate tiled upstands and splashback. Integrated oven and hob. Integrated fridge freezer. Nordmende extractor unit in stainless steel canopy. Dining bar. Bowl and a half single drainer stainless steel sink unit with mixer tap. Tiled floor.

### UTILITY ROOM:

**7' 5" x 6' 8" (2.26m x 2.02m)**

Range of low level units. Granite effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for tumble dryer. Tiled floor. PVC double glazed door to rear patio area and garden.

### CLOAKROOM:

Low flush suite. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



## FIRST FLOOR

**BEDROOM (1):**  
11' 6" x 11' 1" (3.50m x 3.37m)



**SHOWER ROOM EN SUITE:**  
Shower cubicle with thermostatic shower and drencher head. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Recessed spotlights.



**BEDROOM (2):**  
12' 0" x 9' 5" (3.65m x 2.87m)

**BEDROOM (3):**  
8' 9" x 8' 5" (2.66m x 2.56m)

**BATHROOM:**  
White suite. Panelled bath with mixer tap and thermostatic shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Separate hot-press on landing.



**ROOFSPACE:**  
Slingsby style ladder. Part floored. Light.

## OUTSIDE

Front garden laid in lawn with tarmac driveway. Pavior brick path to entrance door. Enclosed rear garden laid in lawn with pavior brick patio area. PVC oil storage tank. Oil fired boiler. Outside tap and light.



**DIRECTIONS**  
From Antrim Road turn into Leathems Way. Number 8 is at the end of the cul de sac on the right.

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



### TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2025 to March 2026 £1,273.72



8 Leathems Way

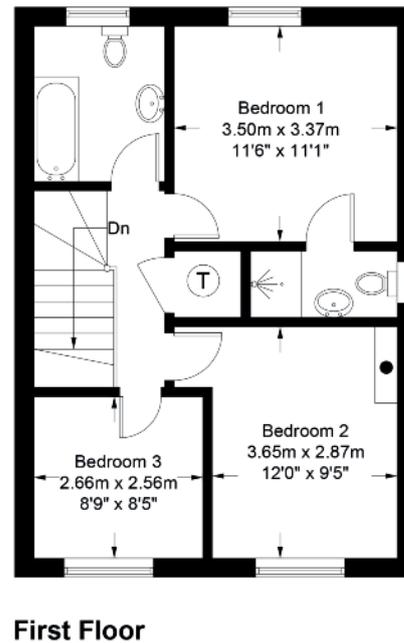
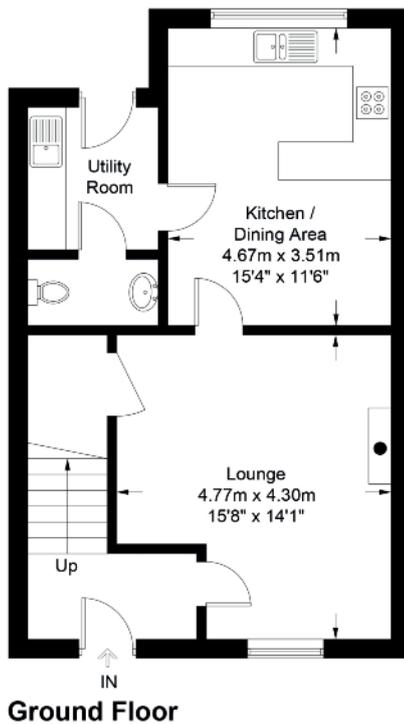
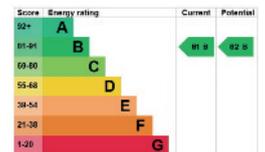


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2025 (ID1197328)



## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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