



13 THORNLEIGH DRIVE, LISBURN, BT28 2DA

- A Most Impressive And Well Presented Detached Bungalow Occupying A Spacious Setting Within This Highly Desirable And Very Convenient Residential Location
- Within Walking Distance Of Local Shops, Supermarkets, Excellent Schools For All Ages And Lisburn City Centre
- Spacious Accommodation With Four Well Proportioned Bedrooms Plus Shower Room En Suite
- Lounge With Bay Window And Feature Stone Fireplace
- Dining Room With Solid Oak Floor And Open Plan To Conservatory
- Large Conservatory With Panelled Ceiling And Double Doors To Patio And Rear Garden
- Spacious Kitchen And Dining Area With Integrated Appliances / Utility Room With Access To Garage
- Four Well Proportioned Bedrooms (Master With Shower Room En Suite)

PRICE: OFFERS IN THE REGION OF £295,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D65

REF:MK171120HG

- Bathroom With White Suite Plus Large Shower Cubicle
- Wooden Folding Ladder To Floored Roofspace
- Spacious Rear Garden And Patio Area With Southerly Aspect
- Large Integral Garage With Remote Control Door And Wooded Folding Ladder To Loft Storage / Timber Storage Shed
- Brickset Driveway And Parking Area
- Gas Fired Central Heating System With Worcester Bosch Combi Boiler
- PVC Double Glazed Windows And External Doors / PVC Fascias And Soffits
- A Exceptional Opportunity To Acquire One Of These Much Sought After Detached Bungalows, Early Viewing Is Highly Recommended

ACCOMMODATION: Measurements are approximate

ENTRANCE HALL: PVC entrance door and double glazed side panel. Solid oak floor. Built in cloaks storage cupboard.

SPACIOUS LOUNGE: 6.38m (20'11") x 3.95m (13'0")
Measurement taken into bay window. Feature stone built fireplace with granite hearth. Multi fuel stove. Plaster cornice. Solid oak floor.

DINING ROOM: 3.35m (11'0") x 2.87m (9'5")
Solid oak floor. Plaster cornice. Open to large conservatory.

CONSERVATORY: 3.53m (11'7") x 3.38m (11'1")
PVC panelled roof with roof window. PVC double glazed double doors leading to paved patio area and rear garden. Solid oak floor.

KITCHEN AND DINING AREA: 4.19m (13'9") x 4.12m (13'6")
Excellent range of high and low level units. Granite effect work surfaces. Double drainer stainless steel sink unit with mixer tap. Integrated double oven. Belling ceramic hob. Extractor hood above. Part tiled walls. Ceramic tiled floor. Pine ceiling with spotlights.

SPACIOUS UTILITY ROOM: 3.77m (12'4") x 2.38m (7'10")
Range of high and low level units. Granite effect work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Ceramic tiled floor. Part tiled walls. PVC double glazed back door. Access to garage.



BEDROOM (1):
3.90m (12'10") x 3.56m (11'8")

Measurements to include range of built in robes. Plaster cornice.



SHOWER ROOM EN SUITE: Mira sport electric shower. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc.



BEDROOM (2):
3.95m (13'0") x 3.02m (9'11")

Built in robe.



BEDROOM (3):
3.67m (12'0") x 2.87m (9'5")

Oak effect laminated timber floor. Plaster cornice.



BEDROOM (4):
2.87m (9'5") x 2.39m (7'10")

Pine floor. Plaster cornice.



BATHROOM WITH WHITE SUITE: Panelled bath. Large shower cubicle with Aqualisa thermostatic shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Separate hotpress.

WOODEN FOLDING LADDER LEADING TO FLOORED ROOFSpace: Light. Worcester gas combi boiler.

OUTSIDE: Front garden with gravel bed and mature shrubs and trees. Brickset driveway and parking area to side. Spacious rear garden with southerly aspect. Mature trees and shrubs, paved patio area and gravel area. Outside tap and light. Timber storage shed.

INTEGRAL LARGE GARAGE: 6.2m (20'4") x 4.92m (16'2")

Measurements taken to widest points. Remote control up and over door. Light and power. Wooden folding ladder leading to loft storage with light.

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 2020 to March 2021 £1522

DIRECTIONS: From Antrim Road turn left into Thornleigh Drive, number 13 is on the left.

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



Approximate Gross Internal Area = 184.8 sq m / 1989 sq ft
(Including Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2020 (ID710172)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	72 C
39-54	E		
21-38	F		
1-20	G		

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.