



A beautifully-presented semi detached home overlooking Wallace High School playing fields, set within this attractive and modern development. An ever popular development that has become more established in recent years. Just minutes drive from Lisburn and Hillsborough and within walking distance to Friends and Wallace schools.

Offering generous accommodation across three/four floors and offering 4 bedrooms (master with en suite) it allows flexible accommodation for modern living. Presenting a ground floor utility, garden room, integral garage and modern living across the first floor. The second and third floors providing generous sized bedrooms. It is extremely well presented by its current owners and early viewing is recommended.

Offers Around
£349,950

24 Thompson Manor,
Lisburn,
BT28 3GA

Viewing by
appointment with
& through agent
028 9266 1700



- A beautifully presented four bedroom home in the popular Thompson Manor development
- Versatile accommodation over four floors to suit today's modern family living
- Generous lounge with Juliet balcony and feature wall mounted fire
- Garden room/living room with double doors to rear gardens
- Modern fitted dining kitchen with integrated appliances and overlooking Wallace playing fields
- Utility room and downstairs WC
- Four good sized bedrooms, principal with ensuite shower room
- Double glazed windows and gas fired central heating
- Attached garage with additional parking to front
- Exclusive residential development, close to leading schools, train station and Lisburn city centre
- Enclosed gardens and patio to the rear
- Viewing recommended to fully appreciate this beautiful home

The Property Comprises:

Ground Floor

ENTRANCE HALL: Ceramic tiled floor

First Floor

LOUNGE: 13' 1" x 18' 1" (4.00m x 5.50m) Double doors to Juliet balcony. Feature wall mounted fire.



KITCHEN: 18' 1" x 14' 3" (5.50m x 4.34m) Kitchen-Diner with ceramic tile flooring, 1 1/2 stainless steel sink unit and mixer taps. Range of high and low level units. Freestanding island with storage and breakfast bar. 4 Ring gas hob, double oven and microwave. Built in fridge/freezer and dishwasher.



Second Floor

PRINCIPAL BEDROOM: 14' 2" x 13' 1" (4.32m x 3.99m)

ENSUITE SHOWER ROOM: Fully tiled shower, Low-flush WC, Pedestal wash hand basin.



BEDROOM (2): 8' 0" x 16' 0" (2.45m x 4.88m)



BEDROOM (3): 12' 10" x 9' 8" (3.92m x 2.95m)



BATHROOM: Panelled Bath, Low-flush WC, Shower cubicle, Pedastel wash hand basin, heated towel rail.



WALK IN STORE CUPBOARD OFF LANDING:

Third Floor

LANDING: Reading nook.



BEDROOM (4): 21' 0" x 18' 1" (6.41m x 5.50m) L shaped room.



Lower Ground Floor

DOWNSTAIRS W.C.: Low-flush WC, Pedastel wash hand basin, Ceramic tile flooring.

UTILITY ROOM: 11' 2" x 5' 11" (3.4m x 1.8m) Satinless steel sink unit, Plumbed for washing machine, Gas boiled, access to rear, Ceramic tiled floor.



GARDEN ROOM: 14' 1" x 11' 10" (4.30m x 3.60m) Laminite flooring, Double doors to rear, enclosed gardens and patio.



GARAGE: 16' 5" x 13' 1" (5.00m x 4.00m)

Outside

Overlooking Wallace playing fields.



Location:

From the Antrim Road roundabout in Lisburn (adjacent to Tesco's), turn onto Clonevin Park, then left onto Magharalave Road, continue straight on and Thompson Manor is on the left hand side.





Total area: approx. 218.9 sq. metres (2355.9 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

24 Thompson Manor

Energy Rating		
Epc Type: Domestic		
Current: C75		
Potential: C76		
EPC Landmark Code: 9291-4396-6939-2900-2043		
Epc Certificate		
	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80	75	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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 Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747

www.templetonrobinson.com



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