



## **18 THORNLEIGH DRIVE, LISBURN, BT28 2DA**

- A Most Outstanding And Well Presented Detached Property Occupying A Prime Setting Within This Highly Desirable And Convenient Residential Location
- Spacious L Shaped Lounge And Dining Area With Marble And Granite Fireplace
- Separate Family Room
- Kitchen/Dinette
- Four Bedrooms (Two On Ground Floor And Two On First Floor Roofspace Conversion)
- Bathroom And Shower Room
- Spacious Front And Rear Gardens Well Stocked With Mature Trees And Shrubs / Paved Patio Area With South Westerly Aspect

**PRICE: OFFERS IN THE REGION OF £225,000**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING G18**

**REF:DL130324HG**

- Garage And Tarmac Driveway
- Oil Fired Central Heating System And Double Glazing
- PVC Fascias And Soffits
- An excellent opportunity to acquire an attractive detached family home in this ever popular location close to excellent schools for all ages, local shops and Lisburn City Centre, we strongly recommend early viewing.

**ACCOMMODATION:**

Measurements are approximate:

**ENTRANCE PORCH:**

**ENTRANCE HALL:**

Solid oak floor.

**SPACIOUS LOUNGE / DINING AREA:**

6.34m (20'10") x 6.90m (22'8")

Measurement taken to widest points. Marble and granite fireplace and hearth.

**FAMILY ROOM :**

3.84m (12'7") x 2.74m (9'0")

**KITCHEN/DINETTE:**

4.07m (13'4") x 3.61m (11'10")

Range of high and low level units. Formica work tops. Inset single drainer stainless steel sink unit. Mixer tap. Hotpoint double oven and hob. Extractor hood. Plumbed for dishwasher.



**BEDROOM (1):**  
3.82m (12'6") x 3.03m (9'11")



**BEDROOM (2):**  
3.19m (10'6") x 2.71m (8'11")  
Built in robe and wash hand basin.



**BATHROOM:**  
White suite. Bath. Mixer tap shower attachment and shower screen. Pedestal wash hand basin. Mono style mixer tap. Cabinet with mirrored doors and down light. Close couple low flush wc. Chrome finish heated towel rail. Tiled walls tiled floor. Separate hot press.

**FIRST FLOOR ROOFSpace CONVERSION:**

**BEDROOM (3): 3.91m (12'10") x 3.78m (12'5")**  
Built in robes and vanity unit with wash hand basin.



**BEDROOM (4): 4.40m (14'5") x 3.73m (12'3")**  
Measurement taken to widest points and into built in robes.



**SHOWER ROOM:** Shower cubicle. Redring electric shower. Vanity unit. Wash hand basin. Close couple wc.

**OUTSIDE:**

Spacious front and rear gardens laid in lawns with mature trees and shrubs in border beds. Paved patio area with south westerly aspect. Tarmac driveway. Outside tap and light. PVC oil storage tank.

**GARAGE: 5.49m (18'0") x 2.88m (9'5")**  
Light and power and oil fired boiler.



**TENURE:** We assume the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE:** For period April 2023 to March 2024 £1,631.37

**DIRECTIONS:** From Antrim Road turn into Thornleigh Drive, number 18 is on the right.

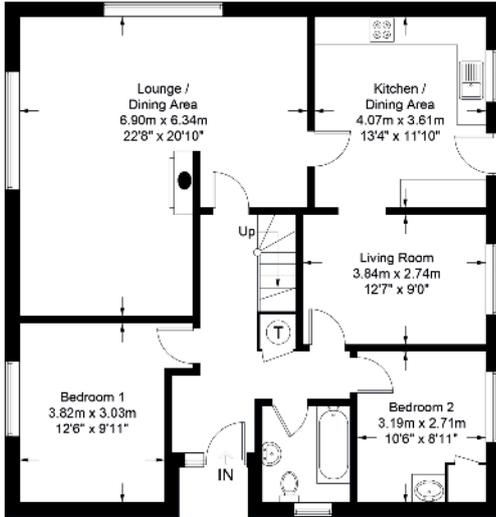
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



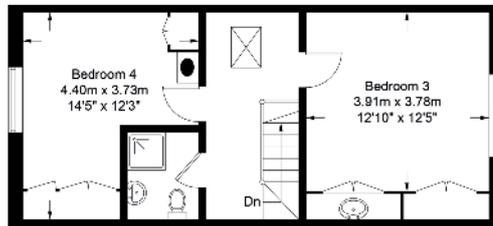
**18 Thornleigh Drive**

Approximate Gross Internal Area  
Ground Floor = 99.1 sq m / 1067 sq ft  
First Floor = 43.1 sq m / 464 sq ft  
Garage = 15.9 sq m / 171 sq ft  
Total = 158.1 sq m / 1702 sq ft

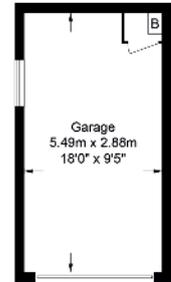
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		53 E
21-38	F		
1-20	G	18 G	



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1059140)



**VALUATION SERVICE**

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

**www.hgraham.co.uk**

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