

For Sale

Asking Price: £355,000

SimonBrien



43 Fairfields Manor,
Lisburn, BT28 3WA

[simonbrien.com](https://www.simonbrien.com)

Description

Fairfields is an exclusive development of superbly detailed, luxury homes, situated just off the highly sought after Magheralave Road, Lisburn. These homes are an equal footing with some of the finest homes in Lisburn and Belfast and will certainly appeal to purchasers who recognise quality.

This area has long been established as one of the most sought after in Lisburn, offering convenience to many leading grammar and primary schools, and is only a few minutes from the city centre with its bustling boutiques, cafes, bars, and restaurants. Commuting to Belfast could not be easier, via Boomers Way and the M1 motorway which is a few minutes' drive away.

Blue Horizon Developments have invested much time and effort into designing homes which are both functional and aesthetically pleasing.

Viewing is by private appointment through our Belfast Office on 02890 668888.

Accommodation

GROUND FLOOR
ENTRANCE HALL:
PVC front door to:

RECEPTION HALL:
Ceramic tiled floor.

DOWNSTAIRS WC:
Ceramic tiled floor. Low flush WC with pedestal wash hand basin. Chrome heated towel rail. Low voltage spot lighting.



Special Features & Services

- Beautifully Presented Recently Constructed Detached Home
- Living Room With Multi-Fuel Stove & Granite Hearth
- Luxury Kitchen With Appliances Open Plan To Large L Shaped Dining & Living Area With Garden Room Leading To Patio
- Four Bedrooms Including Master With Ensuite Shower Room
- Modern Bathroom / Ground Floor WC
- Phoenix Gas Heating,
- uPVC Tripple Glazed Windows
- Driveway Parking For Several Vehicles
- Enclosed Gardens In Lawn With Paved Sitting Area
- Only A Few Minutes From Lisburn City Centre And Its Array Of Amenities

LIVING ROOM:

15' 1" x 11' 3" (4.6m x 3.43m)
Wood burning stove and granite hearth.



KITCHEN/DINING ROOM:
20' 2" x 16' 5" (6.15m x 5m)
Ceramic tiled floor, low voltage spotlight, range of high and low level units, stainless steel sink unit, four ring gas hob, stainless steel extractor fan, "double electric oven, integrated fridge and freezer and dish washer, understairs storage cupboard



GARDEN ROOM:
11' 1" x 9' 2" (3.38m x 2.79m)



FIRST FLOOR
LANDING:
Storage cupboard with. Access to roofspace.

MASTER BEDROOM:
11' 6" x 11' 5" (3.51m x 3.48m)



ENSUITE SHOWER ROOM:
Ceramic tiled floor. Low flush WC with pedestal wash hand basin. Fully tiled shower cubicle with rainhead shower. Chrome heated towel rail. Extractor fan. Low voltage spot lighting.



BEDROOM (2):
11' 6" x 10' 2" (3.51m x 3.1m)



BEDROOM (3):
10' 2" x 8' 2" (3.1m x 2.49m)



BEDROOM (4):
9' 8" x 8' 2" (2.95m x 2.49m)

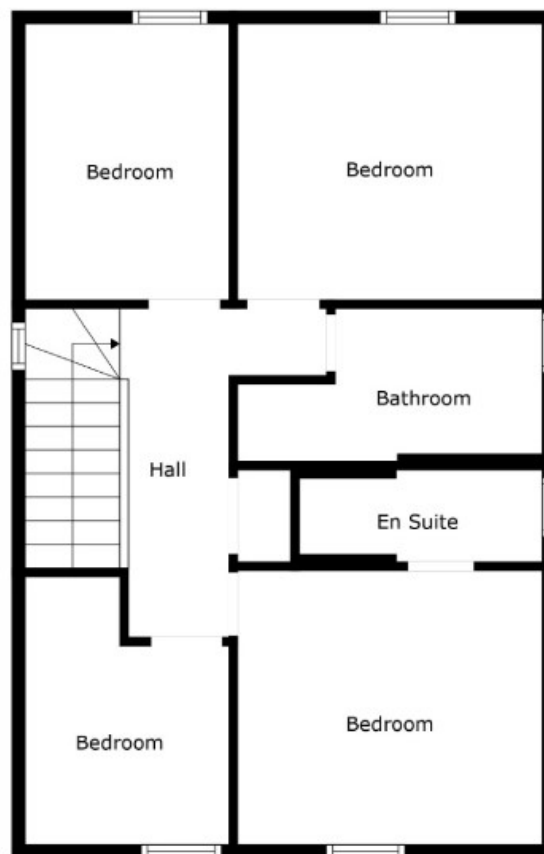


BATHROOM:
Ceramic tiled floor, half tiled walls, low flush WC with vanity unit, bath. Separated shower. Extractor fan.



OUTSIDE
Tarmac driveway for 2 vehicles. Garden to the front. Side and rear in lawn with paved seating area.





VALUER

Robin Lyons MNAEA, Dip in Property Valuer

Simon Brien Residential

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MORTGAGE ADVICE

For free independent advice on mortgages talk to

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