



Stunning four bedroom, detached home which has been completely refurbished and finished to an extremely high level of specification throughout by it's current owners. The location is ideal, within walking distance of Lisburn City and all the amenities it has to offer such as leading schools, cafes, leisure facilities and Wallace Park.

The accommodation is ideal for modern family living with a formal reception room to the front and an entertainment sized, open plan modern fitted kitchen with a range of high end appliances, open to the casual living/ dining area with doors opening to the beautifully presented enclosed rear garden, perfect for young families. Downstairs also benefits from a utility and downstairs wc.

There are four excellent bedrooms, the principal bedroom with ensuite shower room. The family bathroom is complete with a high quality suite and sensor lighting.

Externally, the gardens are beautifully landscaped offering excellent sized lawns, hedging and beds in shrubs. Recently laid driveway with parking for multiple cars

Rarely does a property like this come to the market, with such high level of spec in such a popular location.

Offers Over,  
£355,000

30 Lester Avenue,  
Lisburn,  
BT28 3QD

Viewing by  
appointment with  
& through agent  
028 9266 1700

## Property Features

- Impressive, Recently Renovated, Detached Family Home
- Lounge with Feature Fireplace and Herringbone flooring.
- Entertainment Sized Modern Fitted Kitchen with and Array of Appliances and Feature Larder Cupboard
- Open Plan to Dining / Family Room with Large Sliding Doors to Rear Gardens.
- Utility Room and Downstairs Wc
- Four Good Sized Bedrooms, Principle Bedroom with Walk In Wardrobes and EnSuite Shower Room .
- Modern Family Bathroom Suite
- New Gas Fired Dual zone Central Heating / New Double Glazing / New Alarm System.
- Driveway Parking for Multiple Cars / Storage Area
- Gardens in Lawn to Front and Enclosed to Rear
- TV and Internet Points in all Bedrooms with Additional Plug Sockets to suit Modern Living
- Renovated and Finished to a High End Throughout
- Viewing Highly Recommended



Ground Floor

ENTRANCE HALL: Modern Composite Door with Glass Side Panels.

LOUNGE: 13' 3" x 11' 12" (4.05m x 3.65m) Feature Fireplace with integrated Media area and space for Electric Fire. Low level lighting controlled on mains switching. Herringbone flooring.



MODERN FITTED KITCHEN: 10' 10" x 18' 8" (3.3m x 5.7m) Modern Fitted Kitchen with Bosch double ovens, built in fridge freezer, Island with Airforce Induction Hob, built in dishwasher, wash hand basin with hot tap, bin storage and seating. High and low level units with quartz top. Feature Larder Cupboard. 3 Zone Lighting to include, Integrated low level Kitchen unit lights, Spotlights, Dimmer pendant lights.





DINING ROOM/FAMILY ROOM: 18' 6" x 10' 8" (5.65m x 3.25m) Herringbone flooring and sliding doors to rear gardens.





DOWNSTAIRS W.C.:Low flush wc, wash hand basin .



UTILITY ROOM:12' 6" x 12' 6" (3.8m x 3.8m)Single drainer wash hand basin. High and low level units, washer dryer.

First Floor

LANDING:Shelved storage cupboard with double socket.

PRINCIPLE BEDROOM : 14' 9" x 10' 8" (4.5m x 3.25m). Walk in wardrobe with sensor lighting.



ENSUITE SHOWER ROOM: 9' 2" x 8' 4" (2.8m x 2.55m) Double vanity wash hand basin. Heated towel rail, Modern shower with tiled inset. Low flush wc and ceramic tiled floor. Linen cupboard with double socket.



BEDROOM (2): 12' 6" x 10' 0" (3.8m x 3.05m) Double built in robes.



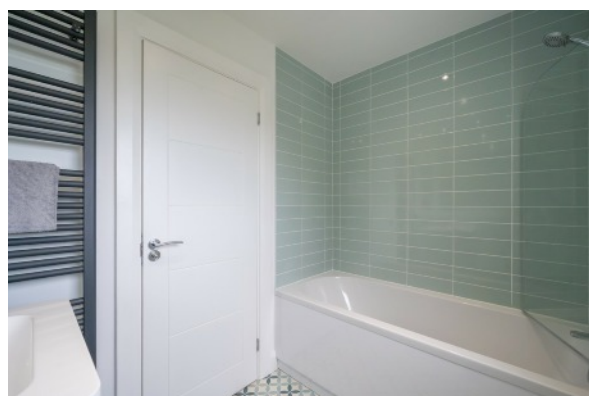
BEDROOM (3): 14' 3" x 10' 8" (4.35m x 3.25m)



BEDROOM (4): 9' 10" x 11' 12" (3.00m x 3.65m) Double built in robes and access to roof-space containing new gas boiler.



BATHROOM: 5' 8" x 8' 4" (1.74m x 2.55m) Panelled bath with shower over. Low flush wc, vanity wash hand basin. Heated towel rail, ceramic tiled floor and spotlighting. Sensor lights.





Outside : Driveway parking for multiple cars. Gardens in lawn to front and enclosed gardens to rear with beds in shrubs and patio area.



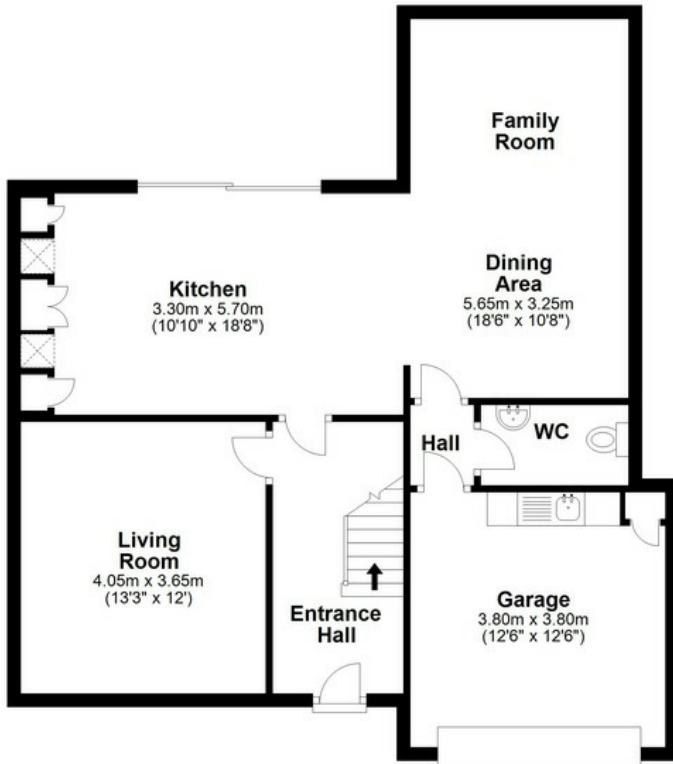
TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2023 to March 2024 £1,740.00

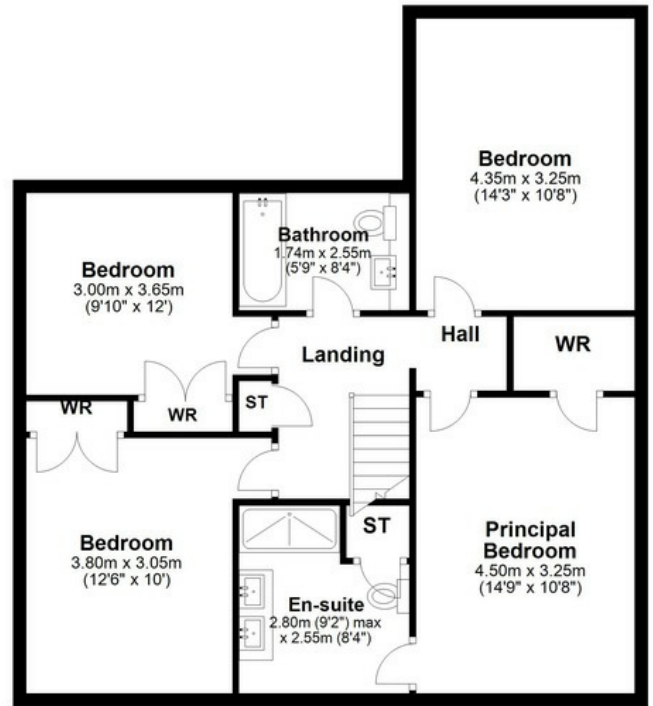
## Ground Floor

Approx. 80.6 sq. metres (867.2 sq. feet)



## First Floor

Approx. 76.3 sq. metres (820.8 sq. feet)



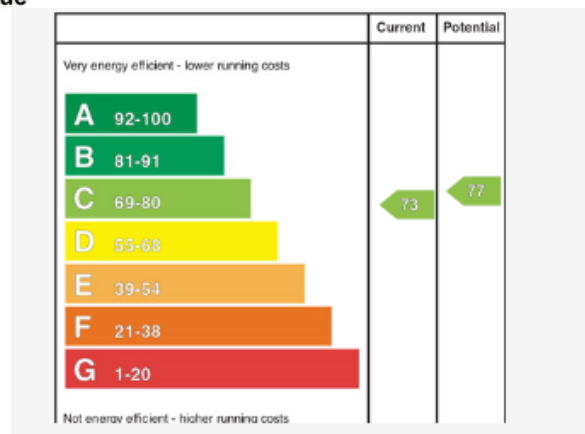
Total area: approx. 156.8 sq. metres (1688.0 sq. feet)

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

30 Lester Avenue

Lisburn - 028 92 66 1700  
 Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747

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