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**15 Fairfields Manor**

Lisburn  
BT28 3WA

**Offers In Region Of £289,950**

## 15 FAIRFIELDS MANOR, BT28 3WA

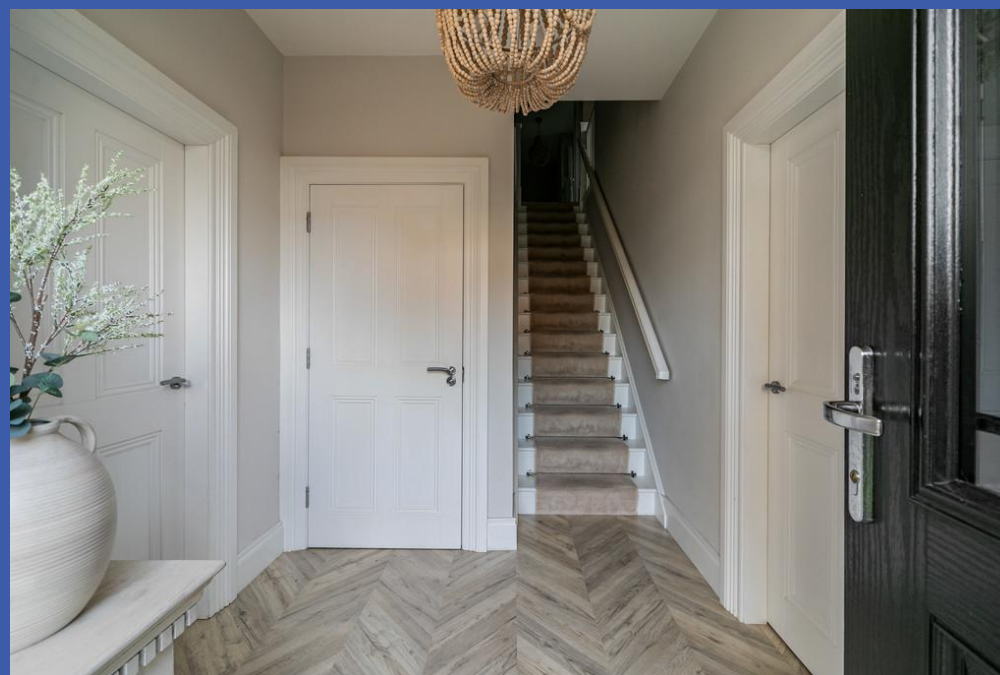
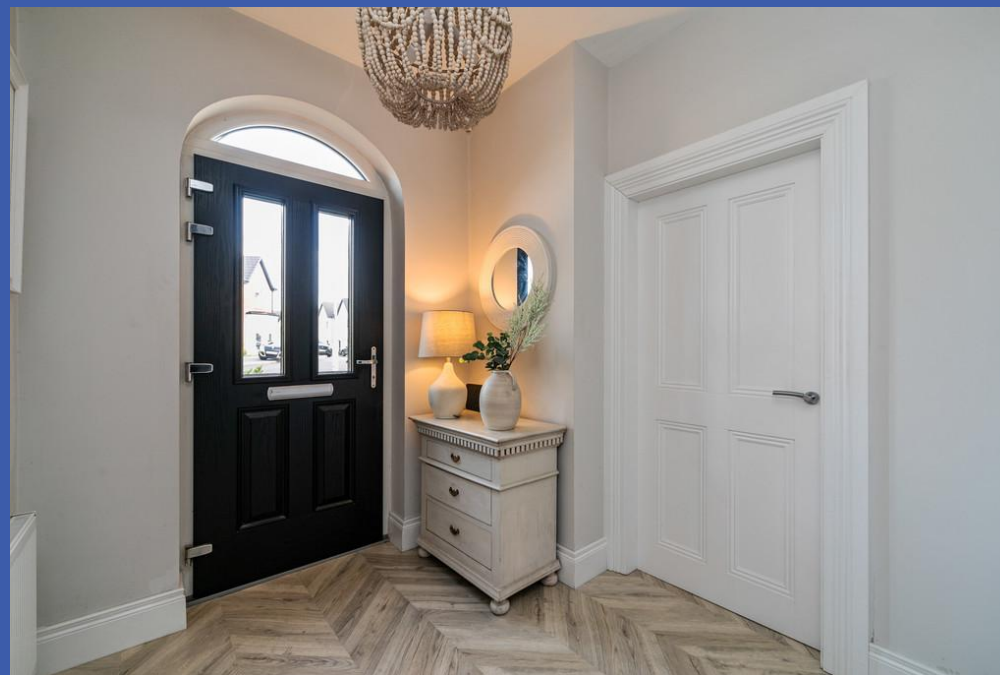
- **Beautifully Presented Semi Detached Property in a Popular Development**
- **Open Plan Kitchen / Dining / Living Area**
- **Modern Fitted Kitchen With A Range Of Integrated Appliances**
- **Lounge With Feature Box Bay Window**
- **Four Well Proportioned Bedrooms (Master Ensuite)**
- **Bathroom With Contemporary White Suite**
- **Utility Room and Ground Floor WC**
- **Gas Central Heating & Double Glazing**
- **Garden To Rear And Driveway Car Parking**
- **Close to a Plethora of Local Amenities and Transport Links**

This superbly presented semi detached home is situated within an extremely popular, modern development, just off Boomers Road in Lisburn.

The property offers bright spacious accommodation, which is presented to a beautiful standard by the current owners. The minimalist décor and generously proportioned accommodation will suit a broad range of purchasers. Of particular note is the modern fitted kitchen with range of integrated appliances. Externally there is a delightful rear garden, with sunken BBQ area/sun terrace with seating, lawn and paved patio area. There is also a tarmac driveway and parking area to the side.

Further benefits include a high level of energy efficiency with gas central heating and double glazing.

Located close to a host of amenities, including shops and public transport services along with leading schools, internal inspection of this fine home is highly recommended.







## PROPERTY COMPRISES

Composite entrance door with glazed panels and fan light, leading to...

**ENTRANCE HALL** Laminate wood strip flooring, stairs to first floor.

**WC** Low flush WC, wall mounted wash hand basin, dado rail, extractor fan, laminate wood strip flooring, tiled splashback.

**LOUNGE 19' 11" x 13' 1" (6.09m x 4.01m) (@ widest points)** Feature box bay window.

**OPEN PLAN LIVING / KITCHEN / DINING 20' 3" x 14' 10" (6.19m x 4.54m)** Range of fitted high and low level units, granite effect work surfaces, tiled splashback, 1.5 bowl stainless steel single drainer sink unit with mixer taps, integrated dishwasher, integrated 4 ring hob, stainless steel and glass extractor canopy, integrated double oven, integrated fridge and freezer, pantry store cupboard, recessed low voltage spotlights, laminate wood strip flooring, door to rear garden, gas fired boiler.

**UTILITY ROOM 6' 9" x 5' 0" (2.06m x 1.53m)** Range of fitted high and low level units, granite effect work surfaces, plumbed for washing machine, laminate wood strip flooring, tiled splashback.

**FIRST FLOOR LANDING** Access to roof space, hot press with lagged tank.





**PRINCIPAL BEDROOM 12' 11" x 11' 4" (3.95m x 3.47m) (@ widest points)**

**ENSUITE** Enclosed shower cubicle with Drencher head and hand shower, vanity wash hand basin, low flush WC, tiled floor, tiled splashback, recessed low voltage spotlights, stainless steel towel radiator.

**BATHROOM** Suite comprising of a panelled bath, enclosed shower cubicle, low flush WC, vanity wash hand basin, stainless steel towel radiator, tiled floor, part tiled walls, recessed low voltage spotlights, extractor fan.

**BEDROOM 11' 6" x 9' 6" (3.51m x 2.91m)** Part timber panelled walls.

**BEDROOM 11' 5" x 9' 6" (3.50m x 2.91m) (@ widest points)**

**BEDROOM 9' 1" x 8' 4" (2.78m x 2.56m) (@ widest points)**

**OUTSIDE** Enclosed rear garden in lawns with paved patio and sunken barbeque area/sun terrace with seating, tarmac driveway to side and garden in lawns to front.

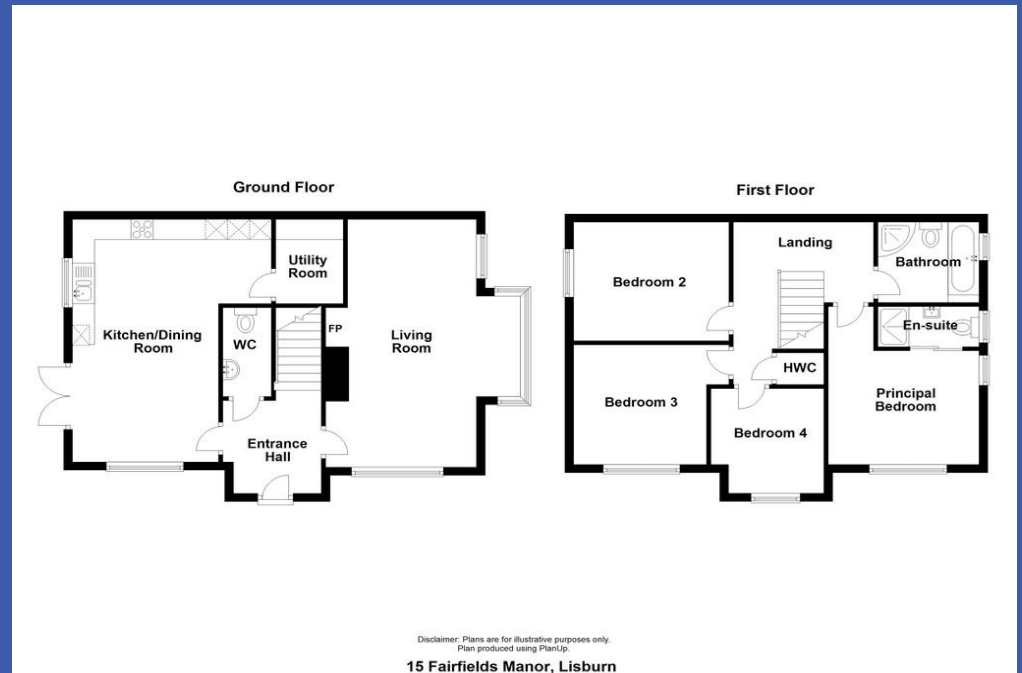


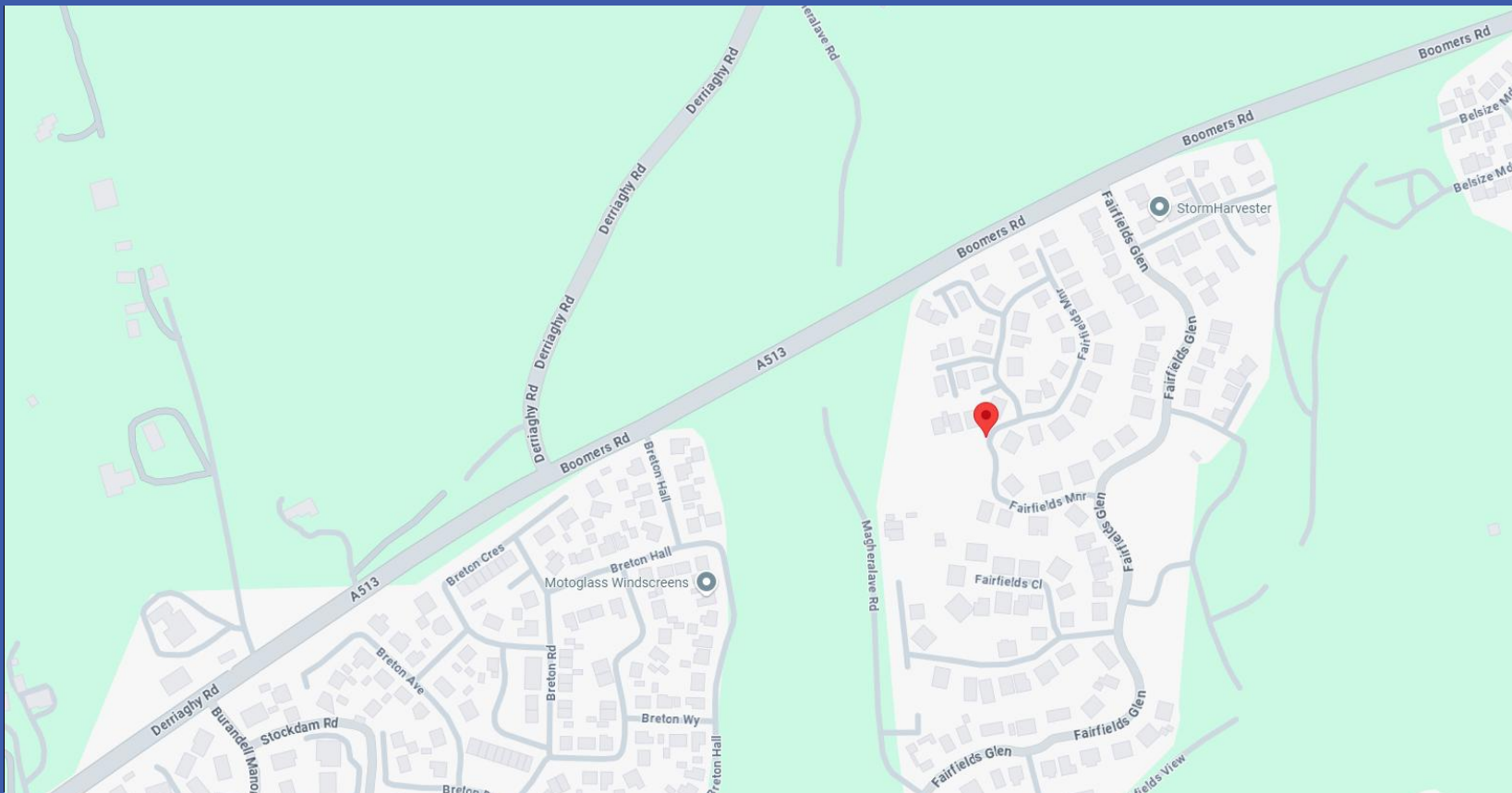












Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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