

GERARD MCCLINTON
ESTATE AGENT



10 Thompson Manor, Lisburn, BT28 3GA
Offers in the region of £349,950

 4  3  2  B



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10 Thompson Manor

Lisburn, BT28 3GA

- Substantial 2200 sqft (approx) Townhouse Over 4 Floors
- 4 Bedrooms - Master with En Suite Shower Room
- Generous Family Dining Kitchen With Ample Space For Table or Seating Area
- Family Bathroom Plus Ground Floor WC
- Gas Central Heating, Double Glazing & Solar Panels
- Ideal For Those Needing Spacious Rooms & Versatility
- Spacious Living Room with Large Glazing & Double Doors to Juliette Balcony
- Separate Utility Room
- A Further Ground Floor Room Which Could Be Home Office / Gym / Studio Ideal For Those Working From Home
- Integral Garage, Driveway to Front & Rear Garden

I am thrilled to offer for sale this superbly spacious "Balfour" end townhouse within this highly desirable cul-de-sac development just off the Magheralave Road.

This property offers over 2000 sqft of versatile accommodation over four floors. The layout is fantastic for anyone looking large spacious rooms. It could be used as a five or four bedroom home, there are options to have a superb office space, gym room or another sitting room. It has superb possibilities.

Another feature of the house is the excellent EPC "B" rating, which along with its solar panels helping to supply both electricity and hot water, illustrates that this is a most efficient home to run.

Situated in this sought after location, many amenities are within walking distance including leading schools, Wallace park, the train station and the city centre.

To book a viewing or for more information call me on 02890992884 or email info@gerardmcclinton.co.uk

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Ground Floor / Rear Entrance

Utility Room 11'11" x 5'5" (3.65 x 1.66)

Bed 5 / Living Room 3 / Study / Gym / Studio
13'7" x 11'11" (4.16 x 3.65)

WC 6'6" x 3'7" (2 x 1.1)

Garage 16'3" x 13'1" (4.96 x 4)

Front Door Entrance

First Floor Landing

Living Room 20'2" x 17'8" (6.17 x 5.4)

Dining Kitchen 17'8" x 13'9" (5.4 x 4.2)

Second Floor Landing

Master Bedroom 13'1" x 13'1" (4 x 4)

En Suite Shower Room 11'5" x 4'1" (3.5 x 1.25)



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Bedroom 2	16'0" x 7'8" (4.9 x 2.35)
Bedroom 3	12'2" x 9'8" (3.73 x 2.95)
Bathroom	8'6" x 6'5" (2.6 x 1.96)
Third Floor Landing	8'6" x 6'10" (2.6 x 2.1)
Bedroom 4	20'4" x 15'10" (awp) (6.22 x 4.83 (awp))
Outside	

Directions



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Floor Plans



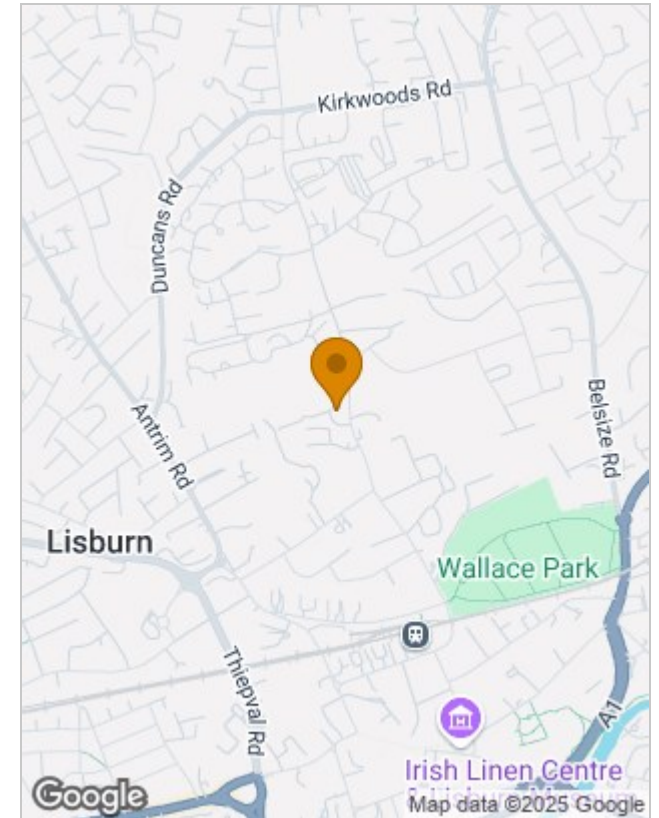
Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	