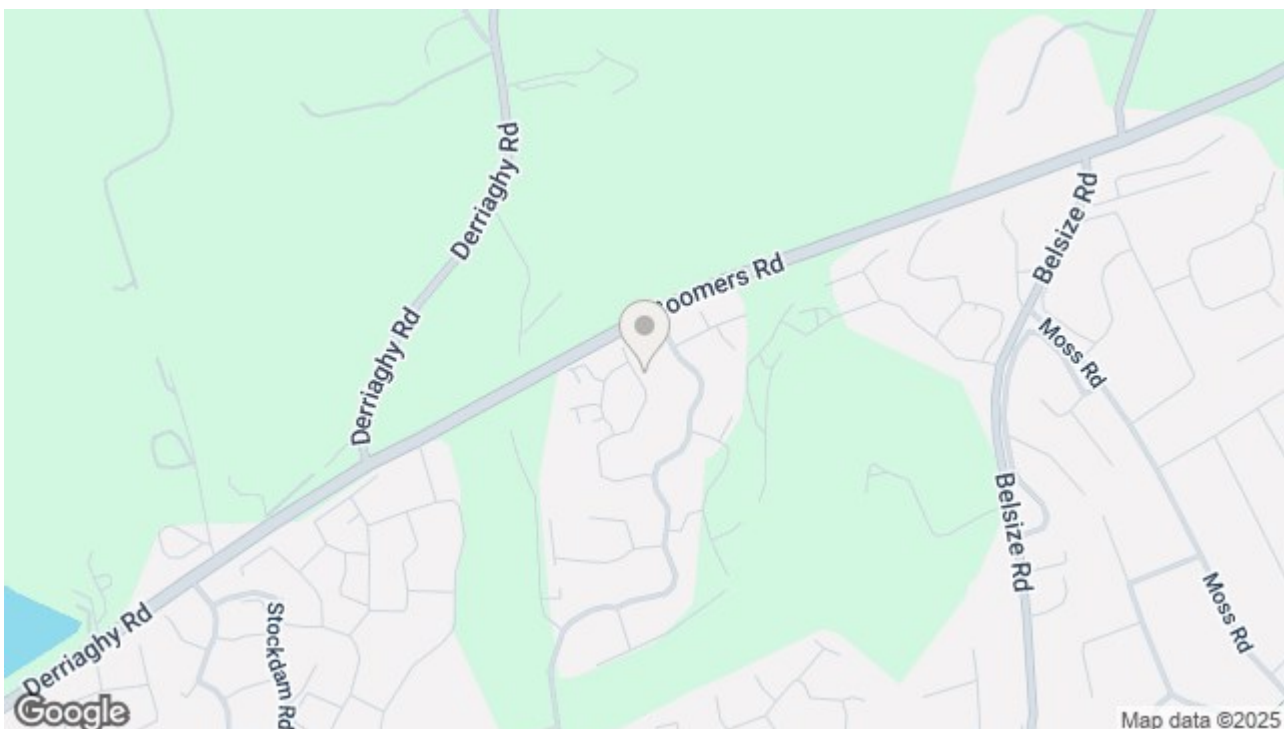




39 FAIRFIELDS MANOR, LISBURN, ANTRIM, BT28 3WA



OFFERS AROUND £269,950



We are delighted to offer for sale this modern semi detached home in this popular residential area in Lisburn. The modern turn key property comprises living room, modern fitted kitchen with dining and living area, downstairs w.c, three bedrooms (including master with ensuite) and a family bathroom.

Only on internal inspection will you truly appreciate the show house style feel along with the high specification of finish used throughout the kitchen, bathroom and living room. Outside the property further benefits from an enclosed family friendly garden ideal for those with a growing family and patio area ideal for outside entertaining.

This fantastic semi-detached home is superbly placed in a highly sought-after development, that is easily accessible to both Lisburn and Belfast, as well as arterial routes, schools, and transport links along with the motorway.

Property in this development has sold very quickly in recent times, so early viewing is advised.



## At a glance:

- Semi Detached House
- Three Bedrooms (Master with Ensuite)
- Living Room with Wood Burning Stove
- Downstairs W/C
- Popular and Convenient Location
- Beautifully Presented Throughout
- Family Bathroom
- Contemporary Kitchen with space for dining and living
- Family Friendly Enclosed Rear Garden

### Entrance Hall

15'0" x 4'0"

PVC glazed front door into bright and spacious entrance hall with tiled floor.

### Living Room

15'1" x 10'6"

Bright living room; fireplace with wood burning stove and feature wooden over mantle.

### Kitchen/Dining/ Living Room

21'0" x 18'10"

Contemporary kitchen with a range of high and low rise units with integrated stainless steel sink and drainer and tiled splash backs. Integrated double electric ovens and hob with overhead stainless steel extractor fan. Integrated fridge/freezer and dish washer. Breakfast bar area. Through to space for dining and living. Tiled floor. Access to under stairs storage cupboard. Door to rear.

### WC

8'2" x 3'8"

White suite encompassing low flush W/C, vanity wash hand unit and towel radiator. Part tiled walls and tiled floor.

### Landing

Access to hot press.

### Bedroom 1

12'11" x 10'7"

Front facing.

### En-suite

3'7" x 8'2"

White suite encompassing low flush W/C, vanity wash hand unit and shower. Towel radiator. Part tiled walls and tiled floor.

### Bedroom 2

10'0" x 10'7"

Rear facing.

### Bedroom 3

9'7" x 7'11"

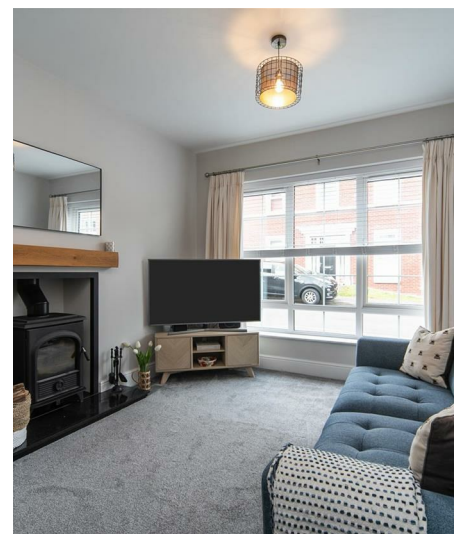
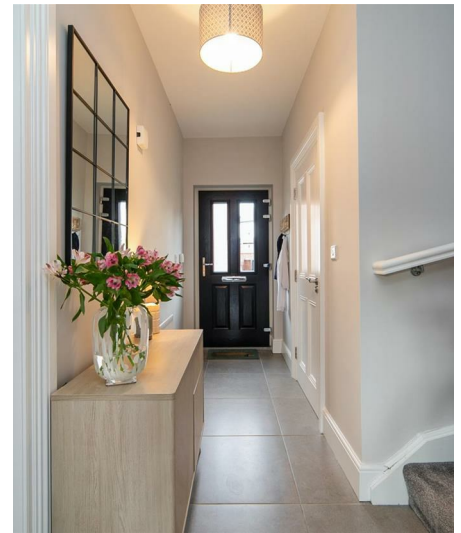
Front facing.

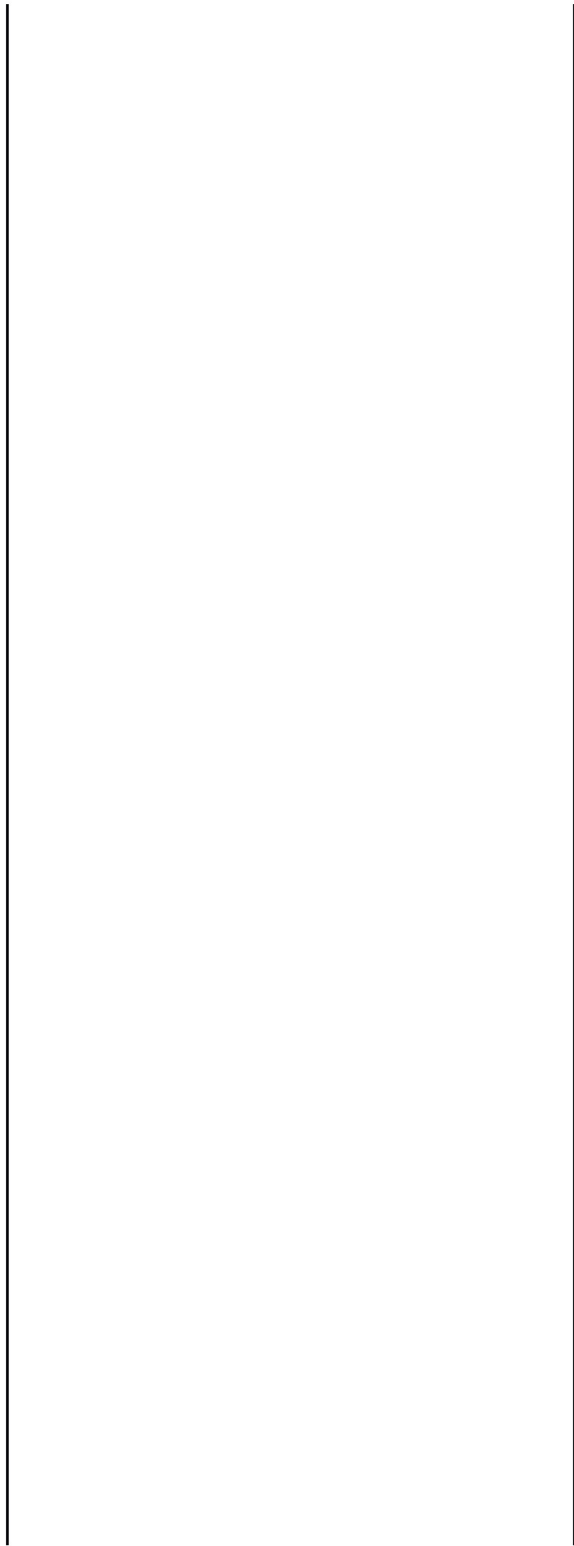
### Bathroom

White suite encompassing low flush W/C, vanity wash hand unit and bath with overhead shower. Towel radiator. Part tiled walls and tiled floor.

### OUTSIDE

To the front - area laid in lawn and tarmaced driveway with ample space for off street parking. To the rear - enclosed family friendly garden with paved patio area ideal for outside entertaining and area laid in lawn.























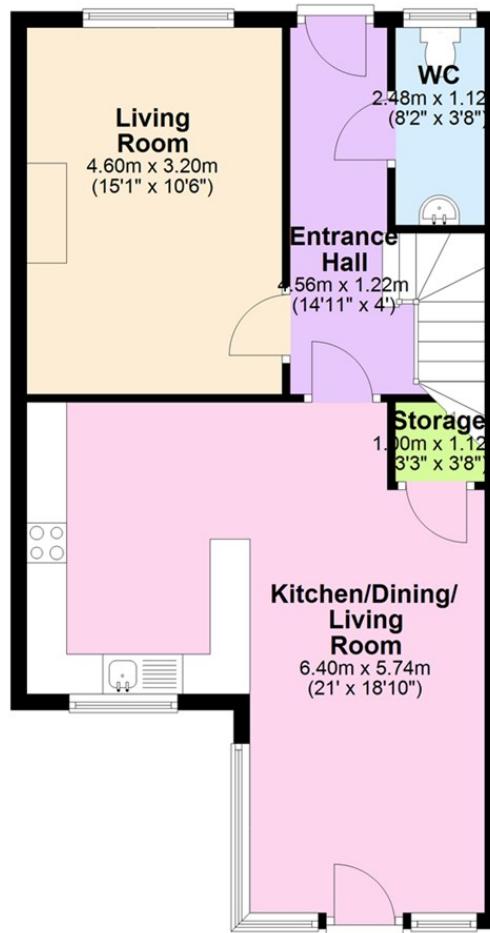






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

## Ground Floor





Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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