



22 Lawnmount Crescent represents an excellent opportunity to acquire a well presented three-bedroom semi-detached home occupying a generous site in a quiet location, ideally positioned just off Queensway, Lambeg.

This sought-after location offers convenience for the city commuter, perfectly situated between Belfast and Lisburn, and within easy reach of a superb range of local amenities including popular restaurants, shops, and boutiques. The property also lies within the catchment area of several of the area's most prestigious schools.

Internally, the accommodation comprises a bright and spacious lounge, an open-plan kitchen diner with ample space for family dining and entertaining, and three well-proportioned double bedrooms. A stylish family bathroom with a contemporary white suite completes the internal layout.

Externally, the property benefits from a private driveway providing off-street parking, and to the rear enjoys an extensive, enclosed garden offering exceptional privacy - ideal for outdoor entertaining or family living.

Homes of this calibre, combining generous accommodation, modern finish, and an outstanding location, are rarely presented to the open market. Early viewing is highly recommended to fully appreciate all this property has to offer.

Offers Over
£145,000

22 Lawnmount
Crescent,
LISBURN,
BT27 4TT

Viewing by
appointment with
& through agent
028 9266 1700



- Well Presented Three Bedroom Semi-Detached Home on a Generous Private Site in Lambeg
- Conveniently Located close to Leading Local Schools and within Easy Reach of Belfast International Airport
- Excellent Transport Links to Both Belfast and Lisburn City Centres
- Within Close Proximity to Malone Golf Club, Dunmurry Golf Club, and Lisburn Cricket Club
- Three Spacious Double Bedrooms, Perfect for Families or Professionals
- Bright and Welcoming Lounge with Attractive Outlook to the Front
- Modern Open-Plan Kitchen Diner with Built-In Storage and Direct Access to the Rear Garden
- Contemporary Family Bathroom with a Stylish White Suite
- Private Driveway Providing Excellent Off-Street Parking
- Extensive Enclosed Rear Garden Offering Exceptional Privacy and Space for Outdoor Living
- Oil Fired Central Heating and uPVC Double Glazing Throughout
- Ideally Suited to the Young Family, Professional Couple, or First-Time Buyer Alike
- Early Viewing Highly Recommended to Appreciate all this Beautiful Home has to Offer

The Property Comprises:

First Floor

uPVC double glazed front door, glass inset and glass side light into...

RECEPTION PORCH: Understair storage, access to electric meter.

HALLWAY:



LIVING ROOM: 12' 8" x 12' 8" (3.86m x 3.86m) At widest points. Measurements into square bay window. Outlook to front, alcove.



KITCHEN/DINER: 14' 9" x 13' 0" (4.5m x 3.96m) At widest points. Kitchen with range of high and low level units, laminate effect worktops, inset sink with chrome mixer tap, space for free standing cooker, built in larder storage, breakfast bar, vinyl flooring, hotpress with access to insulated lagged copper cylinder, additional shelving.



BATHROOM: White suite comprising low flush WC with push button, pedestal wash hand basin with chrome mixer tap and built in vanity unit, panelled bath with chrome taps, shower with thermo-static control valve and telephone attachment, fully tiled walls, tiled floor, upvc tongue and groove ceiling with recessed low voltage spotlighting, frosted glass window.



REAR HALLWAY: Leading to back door, upvc double glazed door with frosted glass inset.

LANDING: Picture window, outlook to front, access hatch to roofspace.

BEDROOM (1): 12' 10" x 10' 8" (3.91m x 3.25m) At widest points, outlook to rear.



BEDROOM (2): 12' 9" x 9' 5" (3.89m x 2.87m) At widest points, outlook to front.



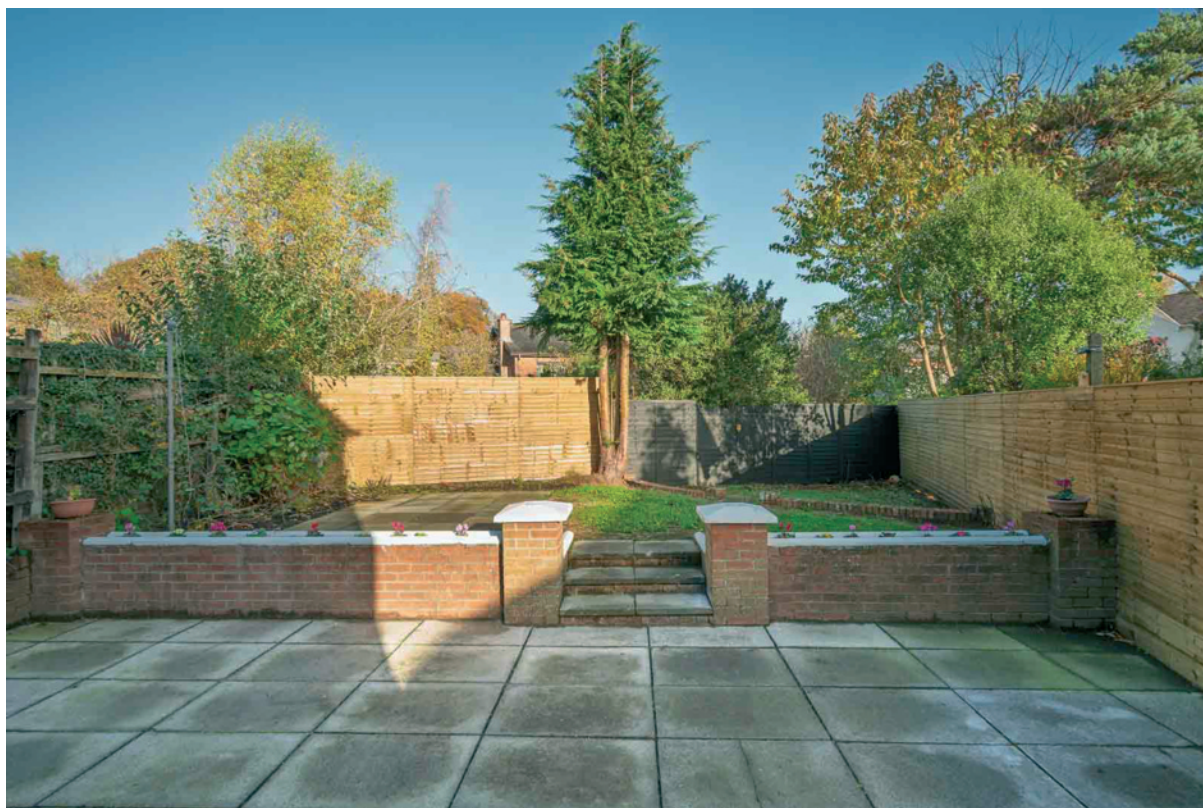
BEDROOM (3): 10' 8" x 6' 7" (3.25m x 2.01m) At widest points, outlook to rear.



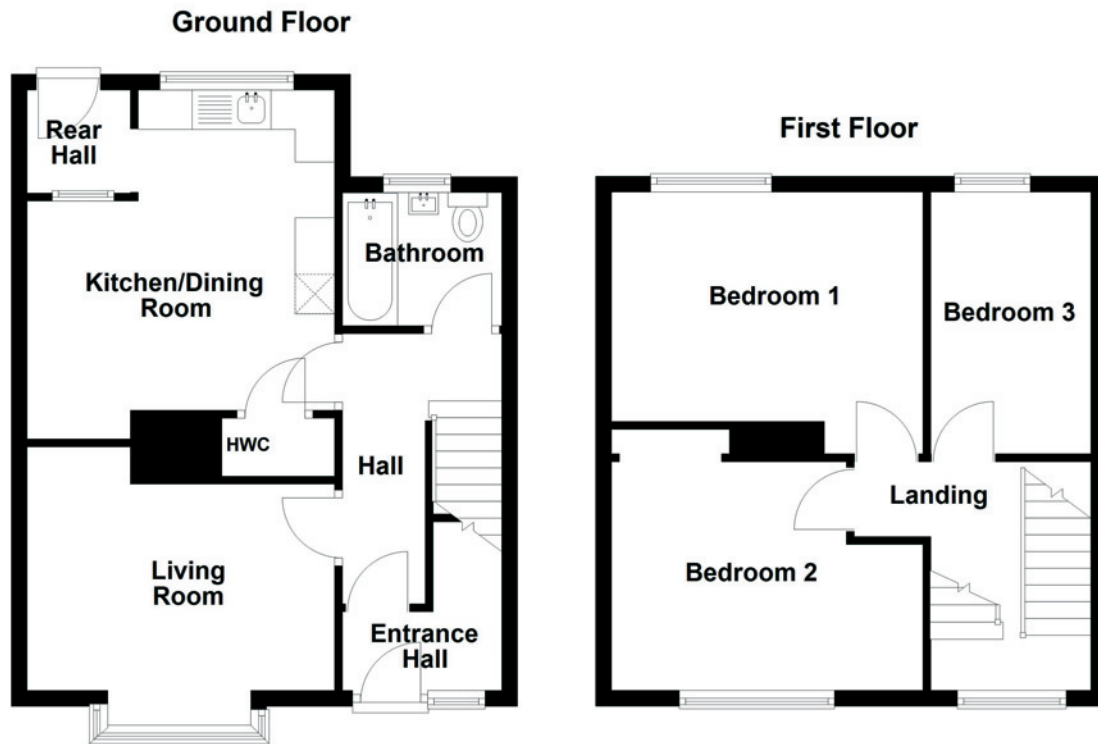
Outside

FRONT: Enclosed front garden laid in lawns with flower beds, surrounding fencing, patio driveway with off-street parking, tiled walk way to front door.

REAR GARDEN: Extensive enclosed private rear garden, part patio and part laid in lawns, raised patio area, access to oil tank and oil boiler, outside shed, access gate to side, outside tap, outside light.



Telephone 028 9266 1700
www.templetonrobinson.com



22 Lawnmount Crescent, Lisburn

Location:

Lawnmount Crescent is located just off
Queensway, Lambeg.

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

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.

