



A beautifully presented four bedroom detached home in the ever popular Fairfields development, offering stylish and comfortable family living.

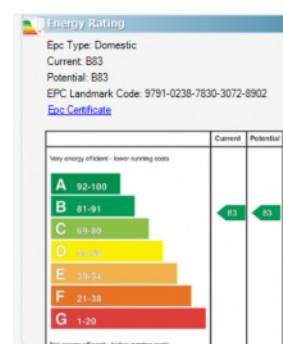
The bright lounge features a charming bay window and wood burning stove, creating a warm, inviting space. To the rear, a modern kitchen with integrated appliances opens into a versatile family area, ideal for everyday living and entertaining, complemented by a convenient downstairs WC. Upstairs, the principal bedroom boasts a contemporary ensuite shower room, alongside three well proportioned bedrooms.

Outside, enjoy a superb garden, mainly laid to lawn with a patio area, perfect for relaxing or al fresco dining, weather permitting!

Offers Over  
£349,950

68 Fairfields Manor,  
LISBURN,  
BT28 3WA

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Impeccably Presented Four Bedroom Detached Home
- Situated Within The Highly Sought After Fairfields Development
- Bright And Spacious Lounge Featuring A Bay Window
- Wood Burning Stove Providing A Warm And Cosy Focal Point
- Contemporary Kitchen With Integrated Appliances And Open Plan Flow Into A Family Room Area
- Convenient Ground Floor WC
- Extended Layout Incorporating A Practical Utility Room
- Generous Principal Bedroom With En Suite Shower Room
- Stylish Family Bathroom With A Modern Four Piece Suite
- Enclosed Rear Garden With Lawn And Patio, Ideal For Entertaining



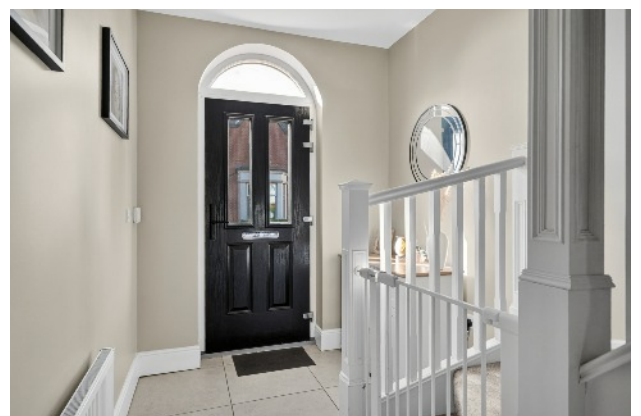
The Property Comprises:

Ground Floor

Front door to . . .

ENTRANCE HALL: 16' 8" x 7' 2" (5.08m x 2.18m) Ceramic tiled floor.

DOWNSTAIRS W.C.: Low flush wc, wash hand basin with mixer tap, chrome heated towel rail, ceramic tiled floor.



LIVING ROOM: 17' 7" x 11' 3" (5.36m x 3.43m) Laminate flooring, wood burning stove, bay window.



KITCHEN: 17' 7" x 11' 4" (5.36m x 3.45m) Range of high and low level units, four ring gas hob, stainless steel extractor hood, double oven, integrated dishwasher, wine fridge, ceramic tiled floor, double doors to rear.



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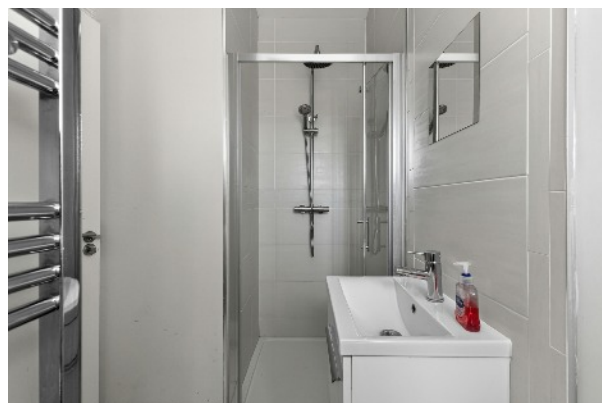
## First Floor

LANDING: Hotpress with storage, access to roofspace via Slingsby ladder.



PRINCIPAL BEDROOM: 12' 6" x 11' 9" (3.81m x 3.58m) Built-in wardrobes.

ENSUITE SHOWER ROOM: Shower with tiled inset, vanity unit with wash hand basin, low flush wc, chrome heated towel rail, ceramic tiled floor.



BEDROOM (2): 12' 7" x 8' 10" (3.84m x 2.69m)



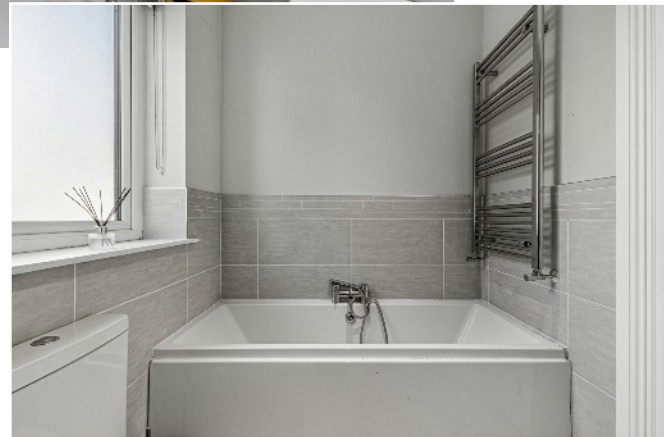
BEDROOM (3): 9' 7" x 9' 3" (2.92m x 2.82m)



BEDROOM (4): 8' 10" x 8' 3" (2.69m x 2.51m)



BATHROOM: Corner shower with tiled inset, low flush wc, vanity unit with wash hand basin, panelled bath with mixer tap and shower attachment, chrome heated towel rail, part tiled walls, ceramic tiled floor, extractor fan, spotlights.



Outside

Driveway parking to side and enclosed gardens in lawn with patio to rear.



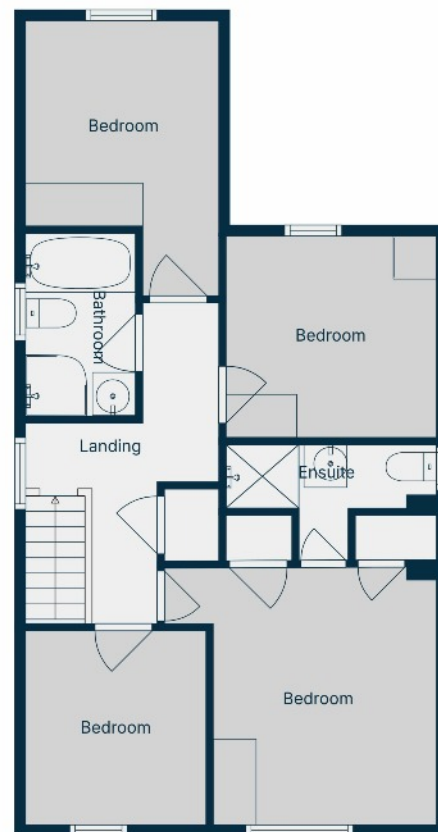


Location:

68 Fairfields Manor is located off Boomers Road, Lisburn.



1st Floor



2nd Floor

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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