



We are delighted to present this family home to the market in this sought after address.

The property has been renovated of late with contemporary kitchen, bathroom, ensuite shower room and WC. It also benefits from an open aspect to the front across Laurehill playing fields.

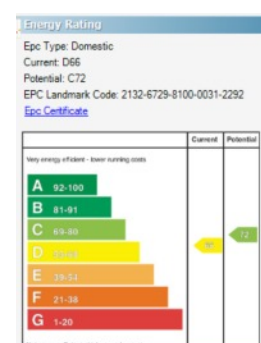
The accommodation consists of a bright spacious lounge / dining area, stylish refitted kitchen with dining area, ground floor WC room, three bedrooms, master with elegant ensuite and glamorous bathroom. Lisburn City centre is within walking distance with all of its amenities to include local train and bus links.

This home will appeal to a wide range of viewers and we recommend early viewing to avoid disappointment.

**Offers Over  
£269,950**

57 Laurel Hill Road,  
LISBURN,  
BT28 2UH

Viewing by  
appointment with  
& through agent  
028 9266 1700



- Delightful detached family home in sought after residential area
- Modernised to provide a contemporary Kitchen/Diner
- Generous Lounge / Dining Room to the front
- Downstairs WC
- Three well-proportioned bedrooms (Principal with luxury ensuite shower room)
- Stylish refitted Family Bathroom
- uPVC Double glazed windows
- uPVC eaves, soffits and guttering
- Phoenix gas central heating
- Attached Double garage
- Enclosed low maintenance rear garden and ample driveway parking
- In close proximity to leading schools with bus links close to hand
- Early viewing is recommended

The Property Comprises:

#### Ground Floor

uPVC entrance door to . . .

ENTRANCE HALL: Polished porcelain flooring.

DOWNSTAIRS W.C.: Low flush WC. Contemporary wash hand basin. Polished porcelain flooring.

Extractor fan. Recessed lights.

LOUNGE/DINING AREA: 19' 7" x 11' 9" (5.97m x 3.58m) Feature contemporary fireplace.

LUXURY KITCHEN/DINING AREA: 19' 7" x 14' 0" (5.97m x 4.27m)

Excellent range of high and low level units with under cupboard strip lighting. Built in hob and Belling oven. Hotpoint stainless steel extractor fan. Integrated Hoover dishwasher, integrated fridge freezer.

One and a half bowl stainless steel sink unit. Useful larder. Understairs storage cupboard. Polished porcelain flooring. Part tiled walls. Plumbed for washing machine, vented for tumble dryer. Recessed lights in kitchen area.





## First Floor

LANDING: Hotpress.

PRINCIPAL BEDROOM: 12' 7" x 11' 10" (3.84m x 3.61m)

DELUXE ENSUITE: Shower cubicle with Mira Sprint electric shower. Pedestal wash hand basin. Low flush WC. Polished porcelain flooring. Extractor fan. Recessed lights. Heated chrome towel rail.



BEDROOM (2): 9' 5" x 7' 10" (2.87m x 2.39m)

BEDROOM (3): 9' 10" x 7' 10" (3m x 2.39m)

REFITTED BATHROOM: Stylish white suite. Panelled bath. Mira Sprint electric shower. Shower screen. Pedestal wash hand basin. Low flush WC. Fully tiled. Recessed lights. Extractor fan.



## Outside

ATTACHED DOUBLE GARAGE: 18' 11" x 14' 8" (5.77m x 4.47m) Light and power.

Tarmac driveway with extra parking. Neat front garden with shrubs and trees. Low maintenance private rear garden with feature brick paved patio, raised shrubs. Garden shed. Outside light.



## TENURE:

We have been advised the tenure for this property is Leasehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE

For the period April 2024 to March 2025 £1,348.50

## Location:

From Lisburn City Centre, take Prince William Road. Turn right onto Laurelhill Road number 57 is on the right hand side.

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](http://www.templetonrobinson.com)

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