



## 15 THISTLEMOUNT PARK, LISBURN, BT28 2UN



- An Exceptionally Well Presented And Extended Semi Detached Property Occupying A Spacious Setting Within This Ever Popular Residential Location
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Mahogany And Tiled Fireplace Plus Laminated Timber Floor
- Sun Room With PVC Double Glazed Double Doors To Rear Patio Garden
- Spacious Kitchen/Dining Area With Integrated Appliances / Utility Area
- Three Double Bedrooms With Laminated Timber Floor (One With Shower Room En Suite)
- Bathroom With White Suite Including Thermostatic Shower And Chrome Finish Heated Towel Rail

**PRICE: OFFERS IN THE REGION OF £259,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D64**

**REF: DL230126SR**



- Roofspace Storage With Laminated Timber Floor And Light
- Front Garden Laid In Lawn With Spacious Asphalt Driveway
- Enclosed Rear Patio Garden Laid In Paving
- Detached Garage With Roller Shutter Door
- Gas Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

PVC double glazed entrance door. Laminated timber floor. Recessed spotlights.

### LOUNGE:

**15' 3" x 11' 1" (4.65m x 3.38m)**

Mahogany and tiled fireplace with open fire. Laminated timber floor.



### SUN ROOM:

**14' 6" x 12' 4" (4.41m x 3.77m)**

Measurements taken to widest points. PVC double glazed double doors to rear patio garden. Tiled floor. Recessed spotlights.



### KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

**18' 10" x 16' 2" (5.74m x 4.93m)**

Measurements taken to widest points. Excellent range of high and low level units. Granite effect round edge work surfaces. Integrated larder fridge. Integrated larder freezer. Integrated dishwasher. Integrated double Belling oven. Integrated five ring hob. Extractor unit in stainless steel canopy. Single drainer composite Blanco sink unit with swan neck mixer tap. Centre island unit with dining bar. Velux roof window. Part tiled walls. Wood effect tiled floor. Recessed spotlights. Open plan to utility area.



### UTILITY AREA:

**8' 0" x 7' 11" (2.43m x 2.42m)**

Range of high and low level units. Granite effect round edge work surface. Plumbed for washing machine. Space for tumble dryer. Part tiled walls. Wood effect tiled floor. Recessed spotlights. PVC double glazed door to rear patio garden. Open plan to kitchen/dining area.



**BEDROOM (2):**  
**12' 10" x 8' 8" (3.90m x 2.65m)**  
Laminated timber floor.



**BEDROOM (3):**  
**11' 7" x 8' 0" (3.54m x 2.44m)**  
Laminated timber floor.



**BATHROOM:**  
White suite. Tile enclosed bath with waterfall style mixer tap. Thermostatic shower with drencher head. Vanity unit with wash hand basin and waterfall style mono style mixer tap. Concealed low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Hotpress.



## FIRST FLOOR

**BEDROOM (1):**  
**21' 7" x 13' 9" (6.57m x 4.18m)**  
Measurements taken to widest points, into sloping ceilings and to include built in robes with sliding mirror doors and fitted interior. Laminated timber floor. Recessed spotlights. Two velux roof windows. Under eave storage.



**SHOWER ROOM EN SUITE:**  
Shower cubicle with Mira Sport electric shower. Large vanity unit with wash hand basin and mono style mixer tap. Concealed low flush wc. Chrome finish heated towel rail. Recessed spotlights. Part tiled walls. Wood effect tiled floor.



**ROOFSpace STORAGE:**  
Light. Laminated timber floor.

## OUTSIDE

Front garden laid in lawn with spacious Asphalt driveway. Enclosed rear patio garden laid in paving. Outside tap and light.



**DETACHED GARAGE:**  
**16' 0" x 10' 7" (4.87m x 3.23m)**  
Roller shutter door. Light and power. Worcester gas fired boiler.

**DIRECTIONS**  
From Ballymacash Road turn onto Orange Hall Lane. Continue straight onto Thistlemount Park. Number 15 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £20, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

For period April 2025 to March 2026 £1,273.72

### 15 Thistlemount Park

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

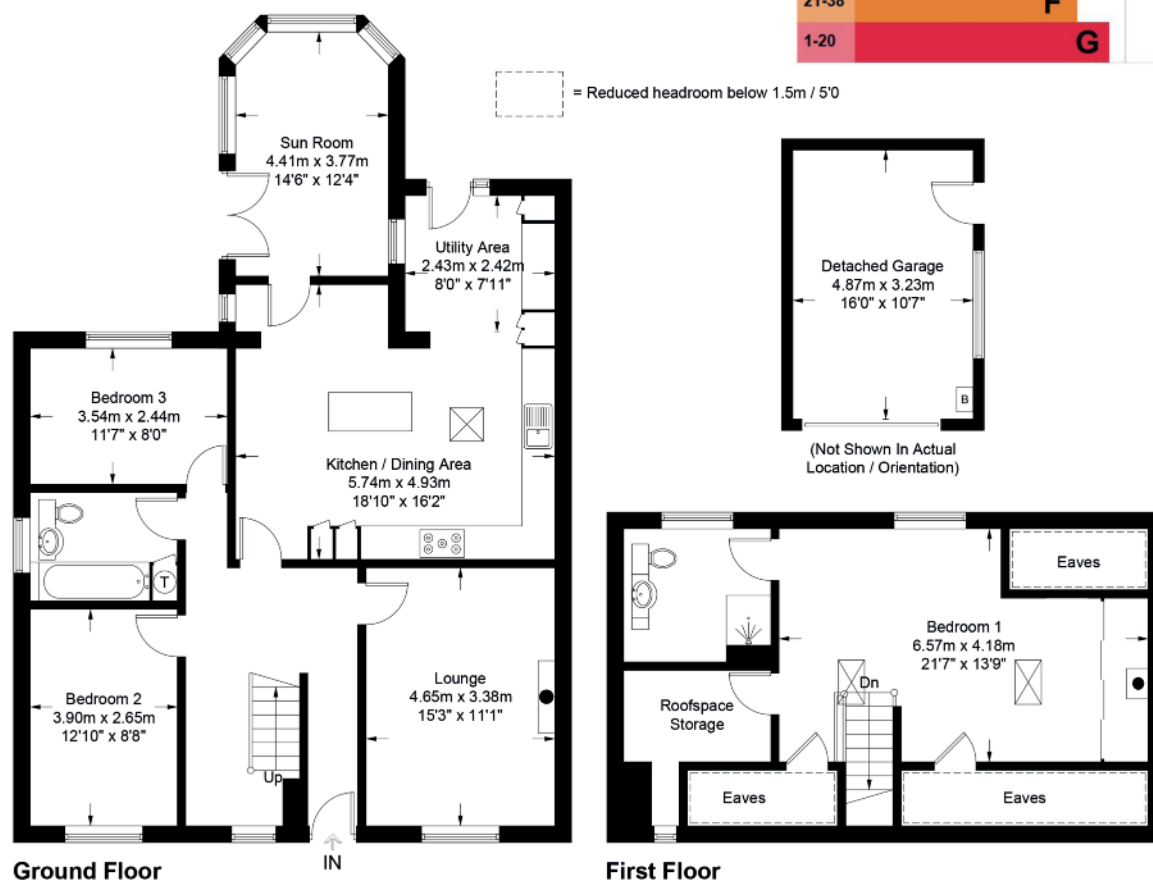


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## VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

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