



34 THORNLEIGH DRIVE, LISBURN, BT28 2DA



- A Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Local Schools For All Ages
- Open Entrance Porch / Entrance Hall With Glazed Entrance Door
- Lounge With Log Effect Electric Stove On Raised Tiled Hearth
- Dining Area
- Separate Study Or Bedroom
- Kitchen With Integrated Oven And Hob
- Four Bedrooms (Two With Laminated Timber Floor)

PRICE: OFFERS IN THE REGION OF £239,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING G18

REF: DLI60326SR73

- Wet Room With Thermostatic Shower And Drencher Head
 - Front And Side Garden Laid In Lawn Plus Brick Set Driveway With Double Gates
 - Rear Paved Patio Area With Garden Laid In Lawn
 - Attached Garage With Up And Over Door
 - Oil Fired Central Heating System
 - PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate

OPEN ENTRANCE PORCH

ENTRANCE HALL:

Glazed entrance door with glazed side panel. Hotpress. Built in storage cupboard. Cloakroom leading to study.

LOUNGE:

20' 8" x 11' 11" (6.30m x 3.62m)

Log effect electric stove on raised tiled hearth. Open plan to dining area.

DINING AREA:

13' 4" x 7' 2" (4.07m x 2.18m)

Open plan to lounge.

STUDY:

11' 11" x 9' 0" (3.63m x 2.74m)

Fixed staircase to first floor.

KITCHEN WITH INTEGRATED OVEN AND HOB:

13' 5" x 11' 11" (4.08m x 3.63m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel canopy. Double drainer stainless steel circular sink unit. Plumbed for washing machine. Dining bar. Two built in storage cupboards. Part tiled walls. Stable door to rear patio area and garden.



BEDROOM (1):

12' 6" x 10' 0" (3.82m x 3.04m)

Measurements to include range of built in robes. Laminated timber floor.



BEDROOM (2):

10' 5" x 8' 11" (3.18m x 2.72m)

Laminated timber floor.

WET ROOM:

Shower area with thermostatic shower and drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finish heated towel rail. PVC panelled walls. Tiled floor.



FIRST FLOOR

BEDROOM (3):

19' 8" x 10' 2" (5.99m x 3.09m)

Measurements taken to widest points and to include built in storage cupboard. Under eave storage.



EN SUITE TOILET:

Pedestal wash hand basin. Low flush wc.

BEDROOM (4):

12' 6" x 11' 5" (3.82m x 3.49m)

Measurements to include built in storage cupboard.



OUTSIDE

Front and side garden laid in lawn. Brick set driveway with double gates. Rear paved patio area with garden laid in lawn. PVC oil storage tank. Outside tap and light.



ATTACHED GARAGE:

19' 4" x 9' 3" (5.90m x 2.81m)

Up and over door. Oil fired boiler. Light and power.

TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £25. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2025 to March 2026 £1,729.00

DIRECTIONS

From Antrim Road turn onto Thornleigh Drive. Number 34 is on the right.

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

34 Thornleigh Drive

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F		
1-20	G	18 G	

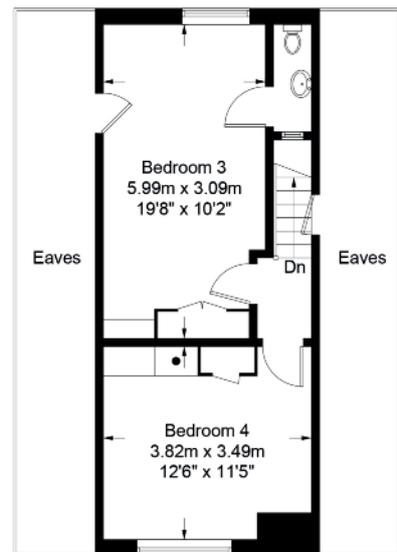
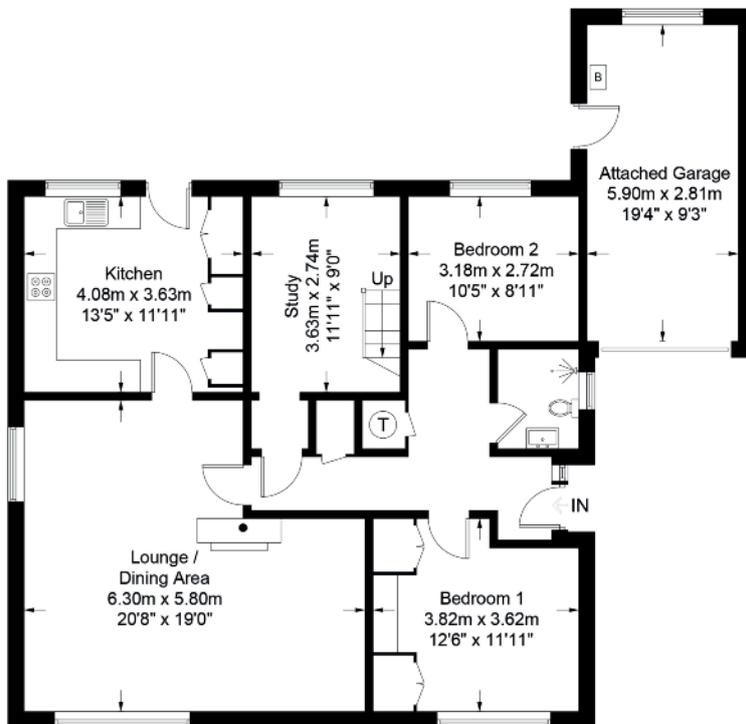


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