


Shelling Mews, Lisburn, County Down, BT27

Asking Price: £269,950
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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Asking Price: £269,950 Freehold

Council Tax Band:

EPC Rating: B

Detached house with 3 bedrooms now available for sale. This property boasts a private enclosed garden, ideal for outdoor activities and relaxation. Located in a sought-after area, this home offers a perfect blend of comfort and convenience. Don't miss out on this fantastic opportunity!

Entrance Hall

Tiled flooring, alarm system

WC

Low level WC, wash hand basin, tiled flooring.

Living Room

15'1" x 12'4" (4.6m x 3.76m)

Kitchen/ Dining

14'5" x 14'3" (4.4m x 4.34m)

Exceptional range of high and low level units, inlaid sink unit, built in oven and hob unit, plumbed for dishwasher. tiled flooring, open to casual dining area with French doors to rear.

Utility Room

7'5" x 6'2" (2.26m x 1.88m)

Range of units, single drainer stainless steel sink unit, plumbed for washing machine, tiled flooring.

Master Bedroom

13'6" x 12'4" (4.11m x 3.76m)

En-suite

Separate shower cubicle with subway tiles, controlled shower unit, wash hand basin, low level WC, tiled flooring.

Bedroom 2

12'11" x 12'4" (3.94m x 3.76m)

Bedroom 3

8'11" x 8'2" (2.72m x 2.5m)

Bathroom

White suite comprising panelled bath, wash hand basin, low level WC, separate shower cubicle with controlled shower, subway tiles.

Enclosed Rear Gardens

Part paved and part artificial grass, oil storage tank, oil fired boiler.

Car Parking Spaces

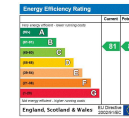
Laid in tarmac to front.

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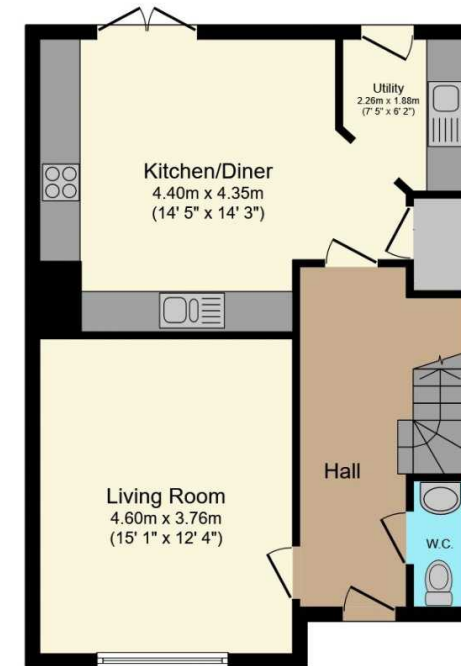
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

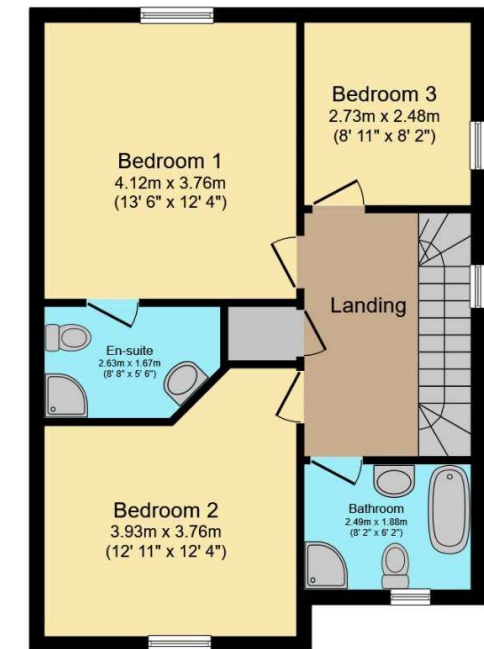
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 112.4 sq.m. (1,210 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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