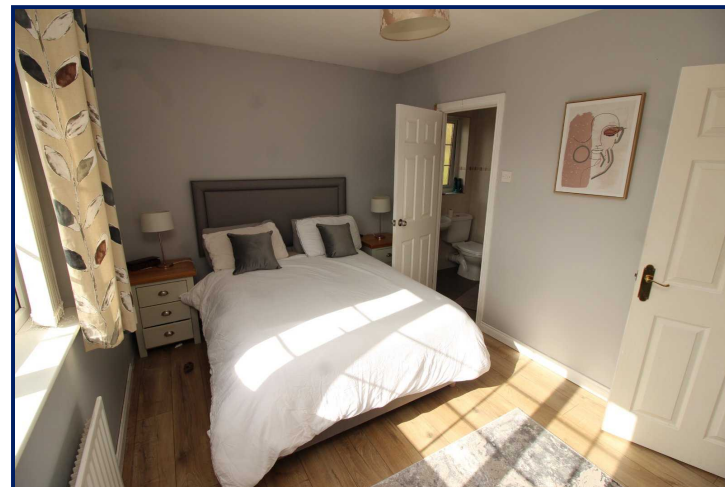
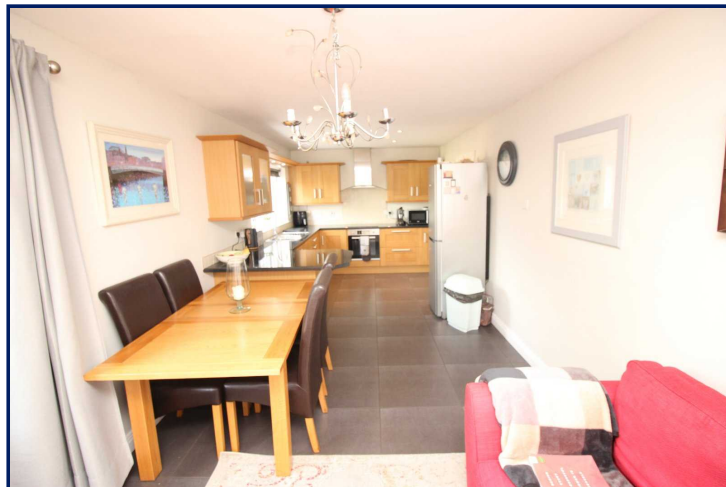
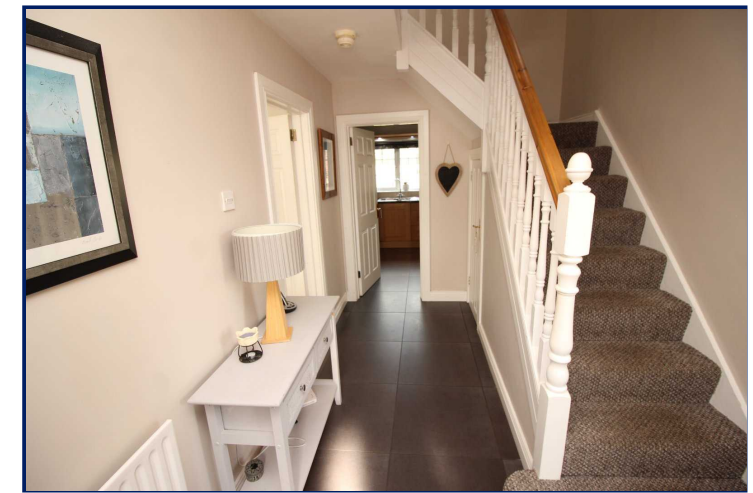




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The Beeches Manor, Stoneyford, Lisburn, County Antrim, BT28

Asking Price: £219,950
Leasehold

Reeds Rains

reedsrains.co.uk

The Beeches Manor, Stoneyford, Lisburn, County Antrim, BT28

Asking Price: £219,950 Leasehold

Council Tax Band:

EPC Rating: D

A most impressive detached family home situated in this much admired and highly sought after cul-de-sac location within Stoneyford, ease of access via to road to Lisburn and Belfast alike.

Entrance Hall

Tiled flooring, under stairs storage.

Lounge

16'5" x 16'4" (5m x 4.98m)

Feature fireplace with open fire, bay window, laminate flooring.

Fitted Kitchen/ Dining

24'5" x 10'1" (7.44m x 3.07m)

Extensive range of high and low level units, laminate work tops, single drainer stainless steel sink unit, breakfast bar, electric oven and hob unit, open to casual dining area, tiled flooring

Landing

Master Bedroom

14'8" x 9'3" (4.47m x 2.82m)

En-Suite

Separate shower cubicle with electric shower unit, wash hand basin, low level WC.

Bedroom 2

10'2" x 8'2" (3.1m x 2.5m)

Bedroom 3

9'8" x 9'1" (2.95m x 2.77m)

Bedroom 4

9'4" x 8'7" (2.84m x 2.62m)

Bathroom

White suite comprising panelled bath, wash

hand basin, low level WC, wall and floor tiling.

Outside

Neat front gardens, enclosed to rear with countryside views, part lawns, oil storage tank, oil fired boiler.

Detached Garage

15'8" x 10'2" (4.78m x 3.1m)

Plumbed for washing machine, light and power, cavity wall built.

Views

Over surrounding countryside

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.