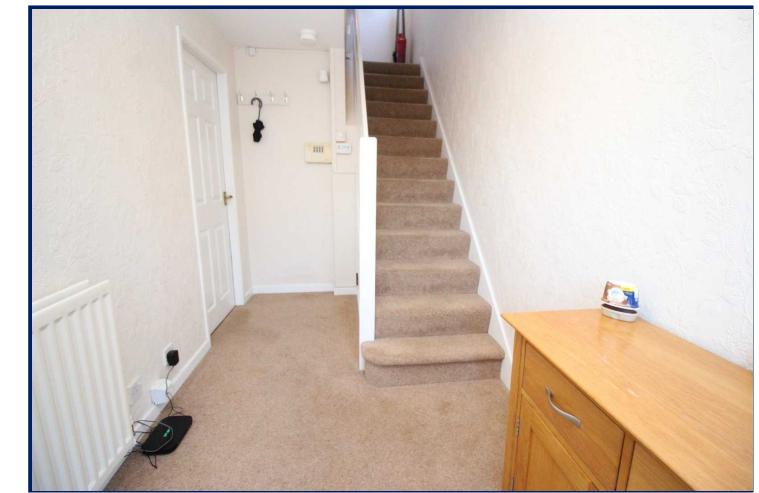



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	72
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Fulmar Avenue, Lisburn, County Antrim, BT28

**Asking Price: £164,950**  
**Leasehold**

 **Reeds Rains**

reedsrains.co.uk

Fulmar Avenue, Lisburn, County Antrim, BT28

**Asking Price: £164,950 Leasehold**

Council Tax Band:

EPC Rating: C

A most highly presented semi-detached villa pleasantly situated in this much admired and highly convenient cul-de-sac with good access to local schooling and great transport routes to Belfast and Lisburn alike.

### Entrance Hall

Pvc front door.

### Lounge

14'1" x 9'8" (4.3m x 2.95m)

Open to dining room

### Dining Room

12'10" and 9'1" (3.9m and 2.77m)

Open to lounge

### Fitted Kitchen

12'3" x 7'10" (3.73m x 2.4m)

Extensive range of modern fitted high and low level units, laminate work tops, single drainer stainless steel sink unit, wall and floor tiling.

### Landing

#### Bedroom 1

14'1" x 9'6" (4.3m x 2.9m)

Laminate flooring, built-in robe

#### Bedroom 2

9'1" x 9'6" (2.77m x 2.9m)

Laminate flooring, built-in robe

#### Bedroom 3

10'7" x 6'4" (3.23m x 1.93m)

Laminate flooring, built-in robe.

### Shower Room

Separate shower cubicle with glazed panel, wash hand basin, low level WC, wall and floor tiling.

### Car parking to front

### Rear Enclosed Gardens

Laid in part paving stones.

### Attached Garage

Gas Fired Boiler

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 Carrmoney 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.