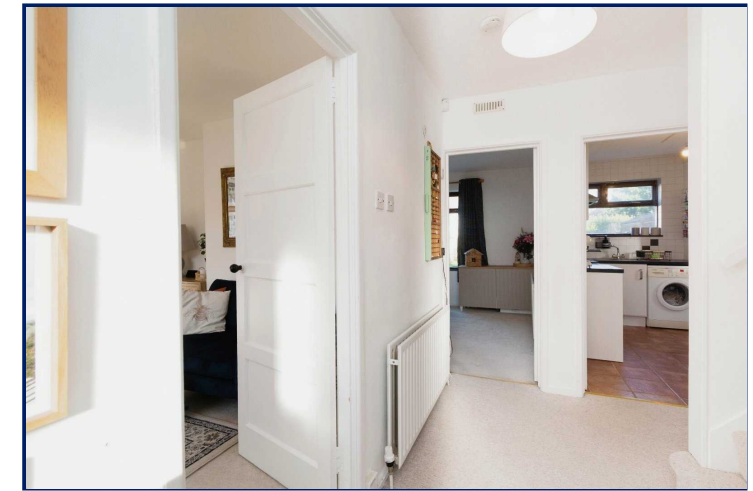


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Woodland Park, Lisburn, County Down, BT28

Asking Price: £164,950
Leasehold

Reeds Rains

reedsrains.co.uk

Woodland Park, Lisburn, County Down, BT28

Asking Price: £164,950 Leasehold

Council Tax Band:

EPC Rating: D

A well presented semi-detached family home situated just off Woodland park, Hillsborough Road, Lisburn, with great access to local garage and Euro Spar as well as walking distance to Lisburn City Centre and Omniplex complex, good road access to Sprucefield and A1 and M1 arterial routes to further afield.

Entrance Hall

Gas boiler under stairs.

WC

Low level Wc, wash hand basin.

Lounge

11'10" x 10'9" (3.6m x 3.28m)

Bay window

Dining Room

13'10" x 9'11" (4.22m x 3.02m)

Feature fireplace with gas fire inset

Fitted Kitchen

9'10" x 8'2" (3m x 2.5m)

Range of high and low level units, laminate work tops, single drainer stainless steel sink unit, plumbed for washing machine.

Landing

Bedroom 1

13'9" x 10' (4.2m x 3.05m)

Built-in robes

Bedroom 2

10'9" x 10'1" (3.28m x 3.07m)

Bedroom 3

10' x 8'6" (3.05m x 2.6m)

Bathroom

White suite comprising panelled bath, wash hand basin, low level WC, shower cubicle with controlled shower. Wall tiling.

Driveway/ Car Parking

To side.

Enclosed Rear Gardens

Enclosed in part lawns.

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 Carnmoney 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.

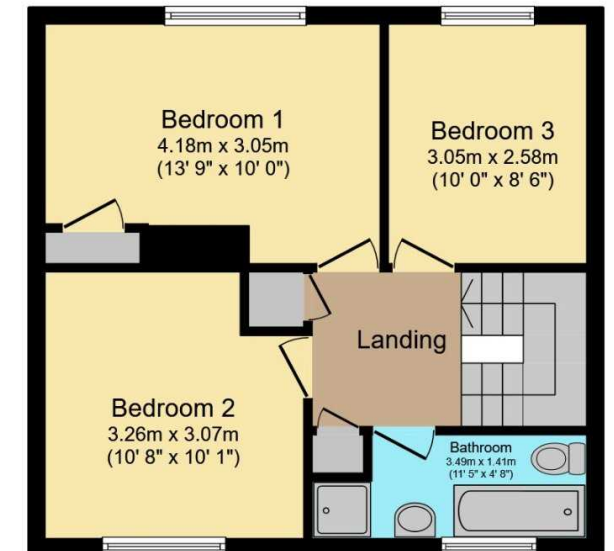
Floorplan Clause

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

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 89.8 m² (967 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). Powered by www.focalagent.com

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk