


Addison Park, Lisburn, County Antrim, BT28

Asking Price: £289,950
Leasehold

 **Reeds Rains**

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

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Asking Price: £289,950 Leasehold

Council Tax Band:

EPC Rating: TBC

A most attractive and highly presented detached family home situated in this ever convenient and sought after location just off the Knockmore Road, close proximity to local schooling and excellent transport routed to Lisburn City Centre, Moira and Hillsborough alike.

Entrance Hall

Parquet wooden flooring.

WC

Low level WC, wash hand basin.

Living Room

21'5" x 11'8" (6.53m x 3.56m)

Feature fireplace, parquet wooden flooring, French doors.

Kitchen/ Dining

21'6" (6.55) x 16'2" (4.93) (at widest points)

Extensive range of high and low level units, laminate work tops, ceramic oven and hob unit, inlaid ceramic sink unit, breakfast bar, open to dining/ family area. French doors to rear. Tiled flooring.

Utility/ Play Room

14'9" x 10'9" (4.5m x 3.28m)

Previously integral garage, oil fired boiler/ utility area.

Landing

Master Bedroom

14'10" x 10'8" (4.52m x 3.25m)

En-Suite

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

Bedroom 2

14'10" x 9'7" (4.52m x 2.92m)

Bedroom 3

16'10" x 11'9" (5.13m x 3.58m)

Velux and dormer window.

Bathroom

White suite comprising roll top panelled bath, vanity unit with wash hand basin, low level WC

Gardens

Laid in neat lawns to rear, private and enclosed. Part paved patio area. Oil storage tank, outside shed.

Car Parking

To Front.

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All Measurements

All Measurements are Approximate.

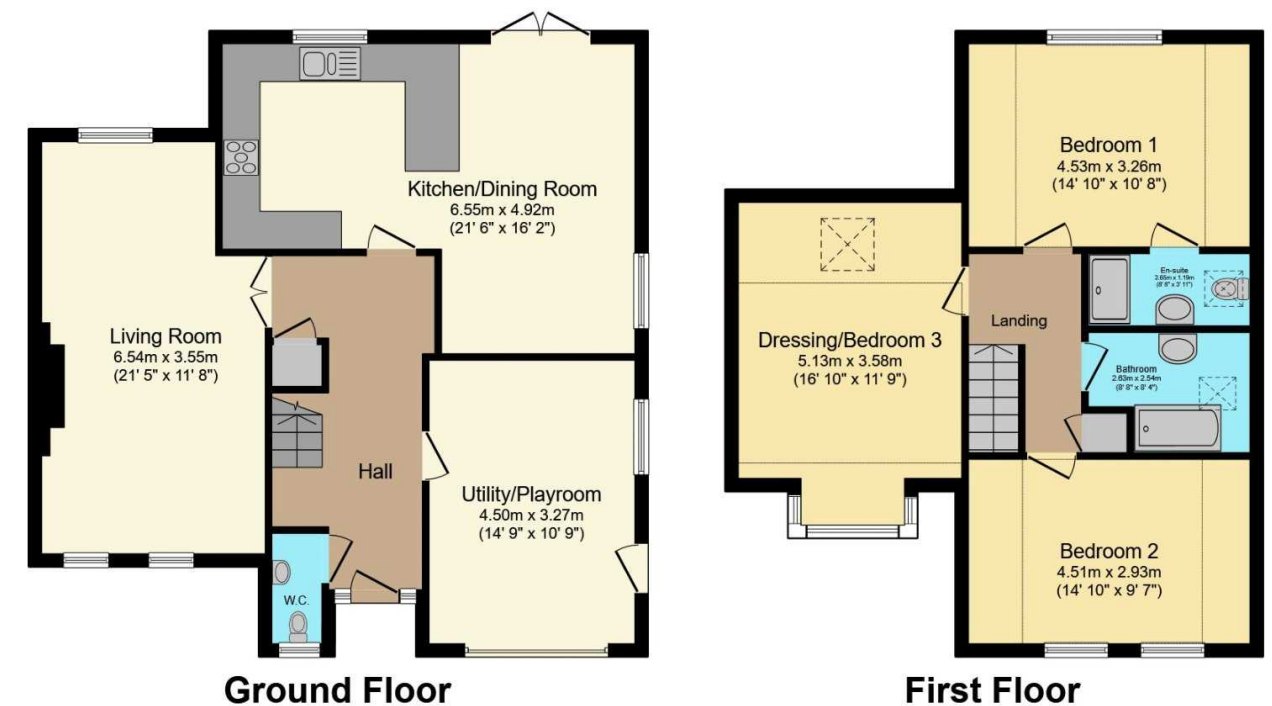
Laser Tape Clause

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.



Total floor area 138.2 m² (1,487 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

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