




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Edgewater, Lisburn, County Down, BT27

**Asking Price: £159,950**  
**Leasehold**

 **Reeds Rains**

reedsrains.co.uk

Edgewater, Lisburn, County Down, BT27

Asking Price: £159,950 Leasehold

Council Tax Band:

EPC Rating: TBC

A truly impressive mid -terraced property situated in this highly sought after location, just off the Hillsborough Old Road, within walking distance to Lisburn City Centre and a short drive away to Sprucefield Shopping Centre and the M1 and A1 carriageway to further afield.

### Entrance Hall

### Lounge

12'9" x 12'6" (3.89m x 3.8m)

Feature fireplace with open fire, understairs storage.

### Fitted Kitchen/ Dining Area

16'4" x 9'4" (4.98m x 2.84m)

Modern fitted range of high and low units, ceramic hob and electric oven, plumbed for washing machine, single drainer stainless steel sink unit, wall tiling. Open to casual dining area.

### Landing

Built-in hot press.

### Bedroom 1

12'4" x 9'3" (3.76m x 2.82m)

### Bedroom 2

11' x 9'4" (3.35m x 2.84m)

### Bedroom 3

10'1" x 9'1" (3.07m x 2.77m)

Measured at widest points.

### Shower Room

Separate shower cubicle, wash hand basin, low level WC, pvc panelling, part tiled walls.

### Private Rear Gardens

Part paved and rear decked area, oil fired boiler, oil storage tank.

### Driveway/ Car Parking

To front.

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 Favscio 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.

