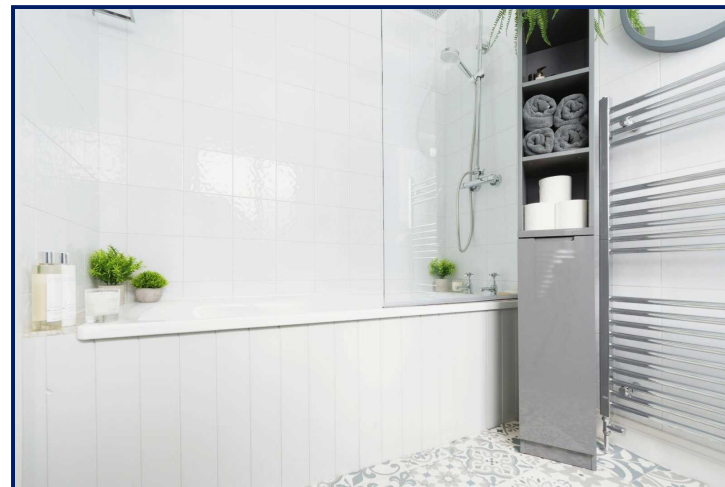
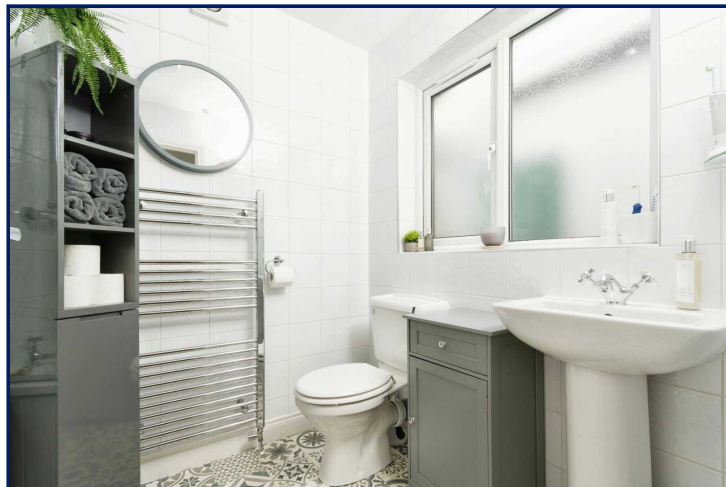
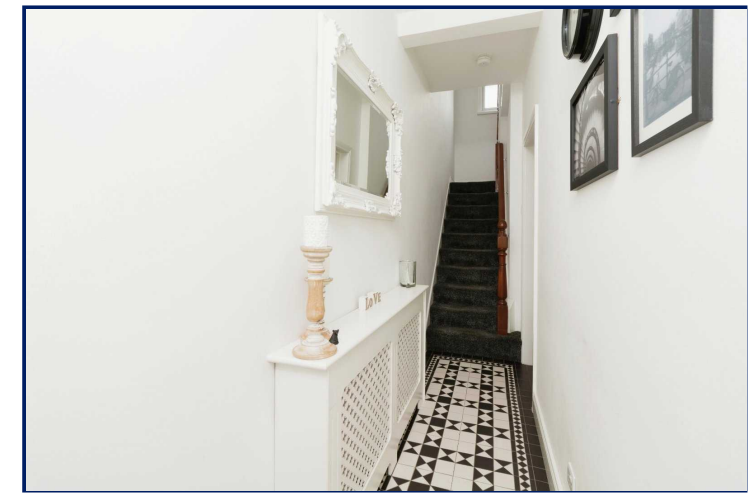


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ava Street, Lisburn, County Down, BT27

**Asking Price: £139,950**  
**Leasehold**

**Reeds Rains**

reedsrains.co.uk

Ava Street, Lisburn, County Down, BT27

Asking Price: £139,950 Leasehold

Council Tax Band:

EPC Rating: D

We are delighted to present this charming 4-bedroom mid-terraced house in a prime location. Boasting excellent spacious accommodation plus a paved patio area to the rear, contemporary design, and spacious rooms, this property offers a perfect blend of style and comfort. Don't miss out on this exceptional opportunity!

### Entrance Hall

Ceramic tiled flooring, pvc front door.

### Lounge/ Dining

20'5" x 10' (6.22m x 3.05m)

Feature fireplace, under stairs storage, laminate wooden flooring. Open plan.

### Kitchen

10'10" x 7'7" (3.3m x 2.3m)

Exceptional modern fitted range of high and low level units, wooden work tops, ceramic sink unit, plumbed for washing machine, gas fired boiler.

### Rear Hall

Larder cupboard.

### Bathroom

Deluxe white suite comprising panelled bath, wash hand basin, low level WC, shower unit with rain shower head, controlled shower. Chrome towel rail.

### First Floor

#### Bedroom 1

13'1" x 8'11" (4m x 2.72m)

Laminate flooring

#### Bedroom 4

11'1" x 7'9" (3.38m x 2.36m)

Laminate flooring.

### 2nd Floor Landing

#### Bedroom 3

11'2" x 7'10" (3.4m x 2.4m)

Laminate flooring

#### Bedroom 2

13'1" x 8'11" (4m x 2.72m)

Laminate flooring, velux window.

#### Rear Yard and Patio Area

Paved and railings.

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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 88.7 m<sup>2</sup> (955 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).  
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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)