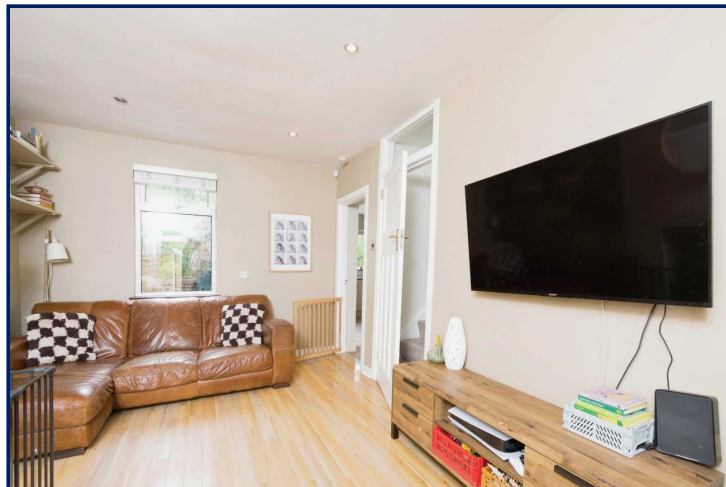


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ballynahinch Road, Lisburn,  
County Down, BT27

**Asking Price: £189,950**  
**Freehold**

**Reeds Rains**

reedsrains.co.uk



Ballynahinch Road, Lisburn, County Down, BT27

Asking Price: £189,950 Freehold

Council Tax Band:

EPC Rating: E

A most attractive and charming extended semi-detached 3-bedroom home boasting an appealing front garden and off-street parking to the rear. This property offers ample space and natural light throughout. Located in a sought-after neighbourhood, close to local amenities and excellent transport links. Ideal for families looking for a comfortable and convenient home.

### Entrance Hall

Tiled flooring.

### Living Area

15'5" x 9'11" (4.7m x 3.02m)

Feature wooden flooring, stove inset

### Lounge

12'2" x 10' (3.7m x 3.05m)

Feature fireplace, laminate flooring

### Extended Fitted Kitchen/ Dining

13'11" x 11'3" (4.24m x 3.43m)

Extensive range of high and low level units, single drainer stainless steel sink unit, laminate work tops, plumbed for washing machine, part tiled walls, ceramic tiled flooring open to casual dining area.

### Landing

### Bedroom 1

14' x 11'3" (4.27m x 3.43m)

### Bedroom 2

9'11" x 9'5" (3.02m x 2.87m)

### Bedroom 3

10' x 9'9" (3.05m x 2.97m)

### Shower Room

Separate shower cubicle with electric shower unit, wash hand basin, low level WC

### Front gardens

In neat lawns

### Enclosed To Rear

Car parking space, yard area, oil fired boiler and oil storage tank.

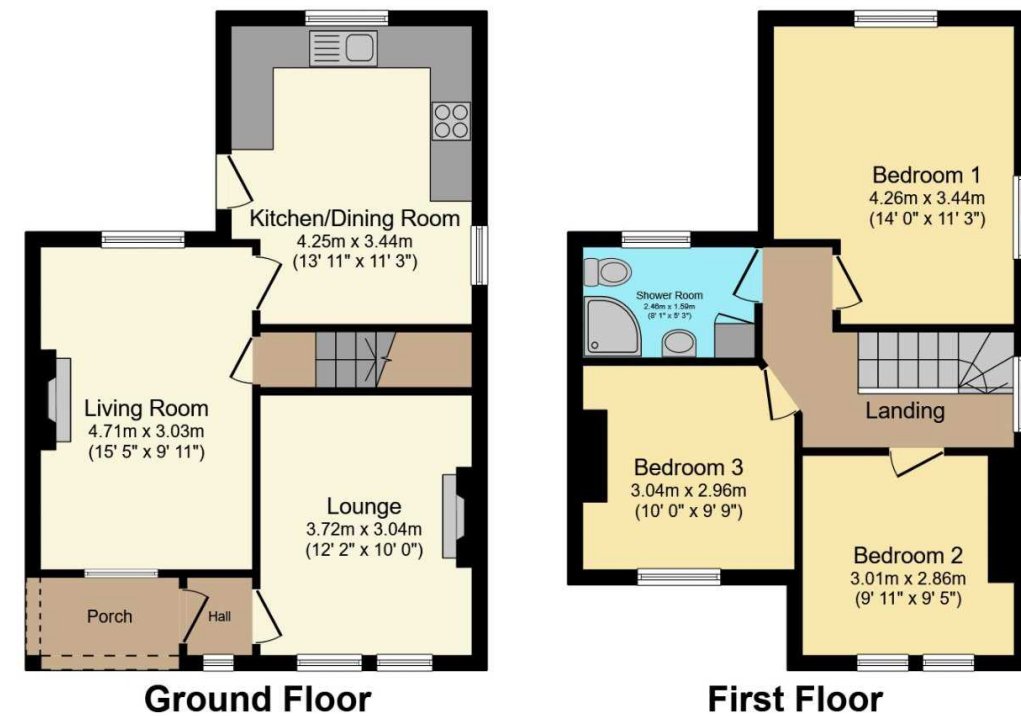
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All Measurements  
All Measurements are Approximate.

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 89.7 m<sup>2</sup> (965 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)