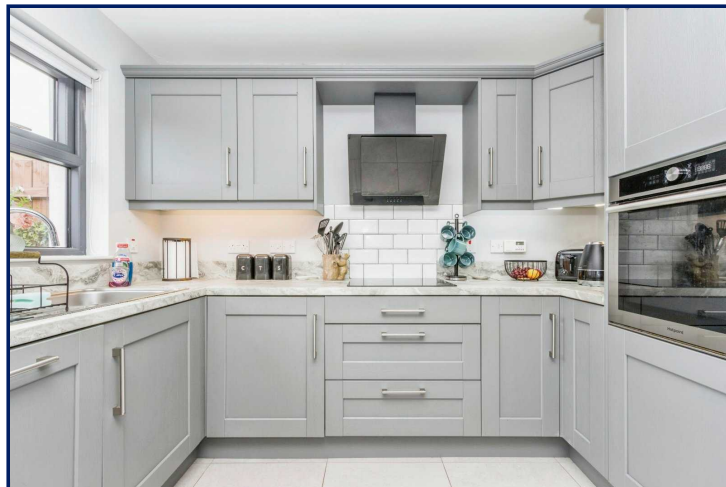
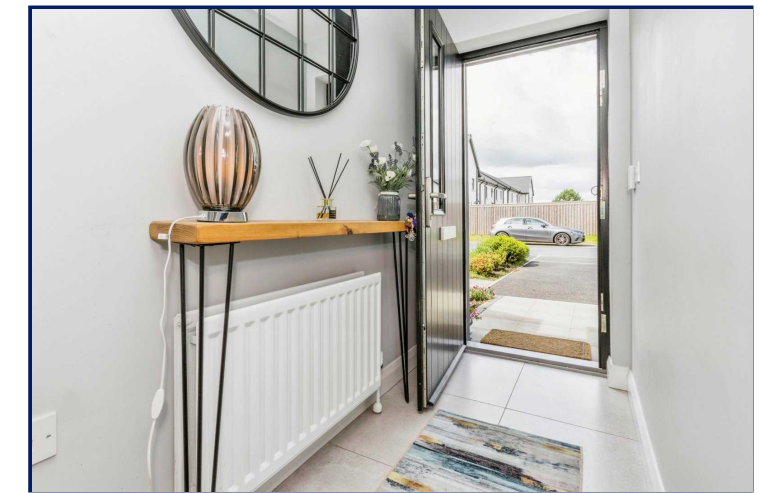


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Balmoral Lane, Lisburn, County Down, BT27

Offers in excess of: £199,950

Freehold

Reeds Rains

reedsrains.co.uk

Balmoral Lane, Lisburn, County Down, BT27

Offers in excess of: £199,950 Freehold

Council Tax Band:

EPC Rating: B

An ever impressive townhouse situated in this much admired and highly sought after location with great road access to Hillsborough, Lisburn and Moira. Sprucefield shopping centre is also only a short drive away.

White suite comprising panelled bath, wash hand basin, low level WC, wall and floor tiling.

Rear Enclosed Gardens

Enclosed paved patio to rear, oil storage tank and oil fired boiler.

Car Parking to Front

Entrance Hall

Tiled flooring

WC

Low level Wc, wash hand basin, tiled flooring.

Lounge

14'6" x 12'2" (4.42m x 3.7m)

Wooden flooring.

Kitchen/ Dining

15'8" x 9'10" (4.78m x 3m)

Extensive range of high and low level units, laminate work tops, single drainer stainless steel sink unit, ceramic hob and electric oven, plumbed for washing machine/ dishwasher, tiled flooring, open to inner hallway and Lounge

Landing

Built-in hot press.

Master Bedroom

13'9" x 13'2" (4.2m x 4.01m)

En-suite

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

Bedroom 2

13'2" x 10'11" (4.01m x 3.33m)

Bedroom 3

10'2" x 6'9" (3.1m x 2.06m)

Family Bathroom Suite

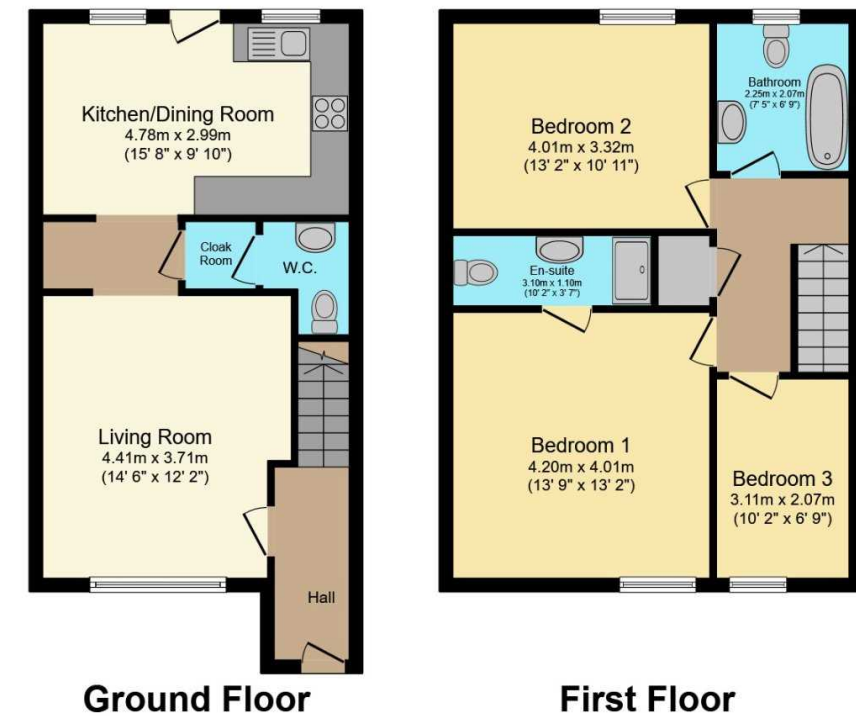
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All Measurements
All Measurements are Approximate.

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 96.3 m² (1,037 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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