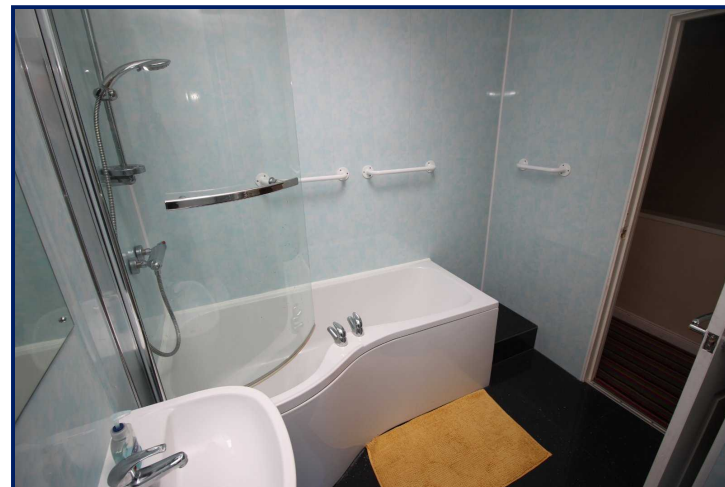
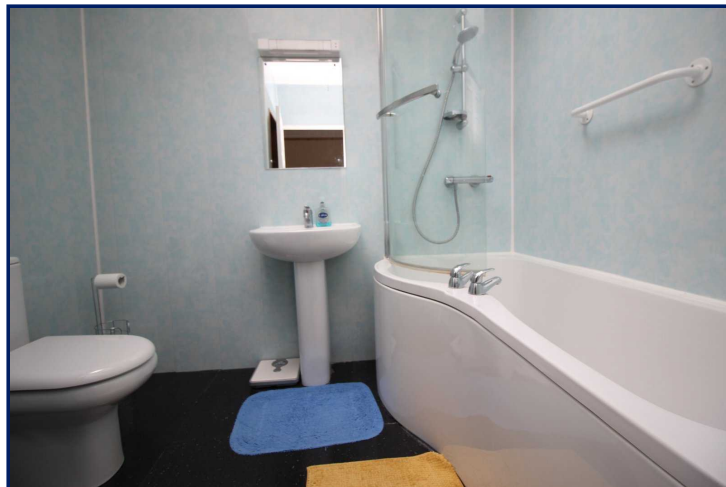




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Graham Street, Lisburn, County Down, BT27

Asking Price: £109,450
Freehold

Reeds Rains

reedsrains.co.uk

Graham Street, Lisburn, County Down, BT27

Asking Price: £109,450 Freehold

Council Tax Band:

EPC Rating: C

A most attractive and well presented extended mid-terraced property conveniently located just off the Saintfield Road within walking distance to Lisburn City Centre, local shops and many amenities including the M1 motorway network.

Entrance Hall

Pvc double glazed front door.

Lounge/ Dining

18'8" x 10' (5.7m x 3.05m)

Feature fireplace with brock surround and slate hearth, stove inset, laminate flooring.

Fitted Kitchen

12'3" x 11'1" (3.73m x 3.38m)

An excellent modern fitted range of high and low level units, laminate work tops, sink unit, built-in oven and hob units, plumbed for washing machine and dishwasher and additional radiator. Under stairs storage, plinth electric floor heater.

Landing

Bedroom 1

12'3" x 11' (3.73m x 3.35m)

Gas fired boiler cupboard.

Bathroom

White suite comprising panelled bath, wash hand basin, low level WC, tiled flooring, pvc panelled walls, feature ceiling window. Shelved storage area including enclosed cupboard and drawer.

Bedroom 2

13'8" x 10'7" (4.17m x 3.23m)

Measured at widest point, built-in robe

Gardens

Rear yard leading towards elevated rear gardens in neat lawns, and flower beds with feature wooden summer house (8'5 hexagonal)

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 Carnmoney 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.

