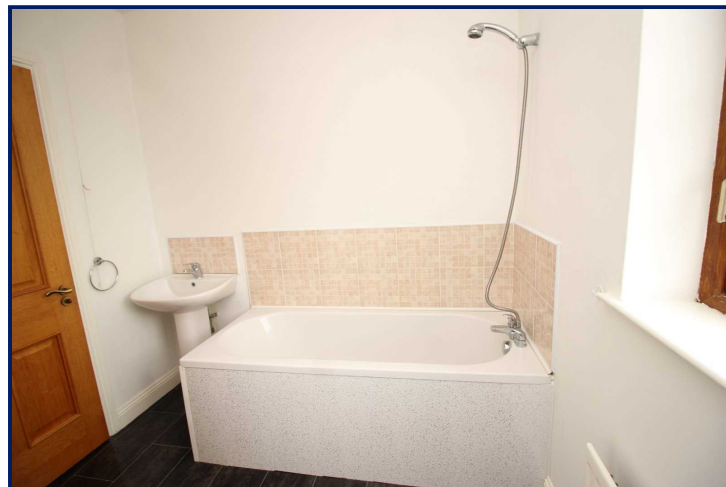




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Linen Green, Lisburn, County Down, BT28

**Asking Price: £235,000**  
**Freehold**

Reeds Rains

reedsrains.co.uk



Linen Green, Lisburn, County Down, BT28

Asking Price: £235,000 Freehold

Council Tax Band:

EPC Rating: D

An impressive semi-detached family home conveniently situated just off Boomers Road, with excellent road access to Belfast and Lisburn alike. Many local schooling facilities and local shops and filling station are close by, making this an enviable location for many.

#### Entrance Hall

Laminate flooring

#### WC

Low level WC, wash hand basin.

#### Lounge

17'2" x 12'2" (5.23m x 3.7m)

Feature fireplace, laminate flooring

#### Kitchen

9'7" x 8'5" (2.92m x 2.57m)

Excellent fitted range of high and low level units, single drainer stainless steel sink unit, built-in gas hob and electric oven, laminate work tops, gas boiler.

#### Dining Room/ Sun Room

19'6" x 10' (5.94m x 3.05m)

Open plan to kitchen. French doors to rear

#### Landing

#### Master Bedroom

11'3" x 10' (3.43m x 3.05m)

#### En-suite

Separate shower cubicle with controlled shower, low level WC, wash hand basin, pvc panelling, tiled flooring.

#### Bedroom 2

10'1" x 10' (3.07m x 3.05m)

#### Bedroom 3

10' x 8'4" (3.05m x 2.54m)

#### Family Bathroom

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

#### Car Port/ Driveway

To side.

#### Enclosed Rear Gardens

Laid in decorative stones.

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 Favscos 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.

