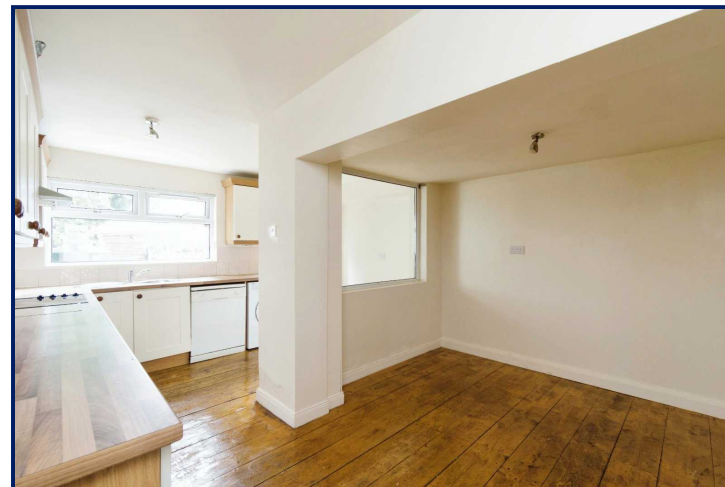


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Hillsborough Old Road, Lisburn,  
County Down, BT27

**Asking Price: £99,950**  
**Freehold**

 **Reeds Rains**

reedsrains.co.uk

## Hillsborough Old Road, Lisburn, County Down, BT27

**Asking Price: £99,950 Freehold**

Council Tax Band:

EPC Rating: F

Conveniently located on the Hillsborough Old Road with excellent access to Lisburn City Centre, M1 motorway network and only a short drive to the countryside and Sprucefield shopping Centre, No. 16 is well presented and is perfect as an investment or starter home.

### Entrance Hall

Wooden flooring

### Living Room

13'7" x 10 (4.14m x 10)

Feature fireplace , wooden flooring, bay window

### Dining/ Family

10'4" x 9'11" (3.15m x 3.02m)

Open plan, wooden flooring.

### Kitchen/ Dining

17'2" x 12'11" (5.23m x 3.94m)

Extensive range high and low level units, laminate work tops, sink unit, plumbed for washing machine, built-in oven and hob units.

### Landing

### Bedroom 1

13'11" x 10'10" (4.24m x 3.3m)

### Bedroom 2

10 x 7'9" (10 x 2.36m)

### Bathroom

White suite comprising panelled bath, wash hand basin, low level WC.

### Rear gardens

Laid in part lawn, paved patio, oil fired boiler, oil storage tank. Outside shed.

### Car Parking Space

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.



Total floor area 83.9 m<sup>2</sup> (903 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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