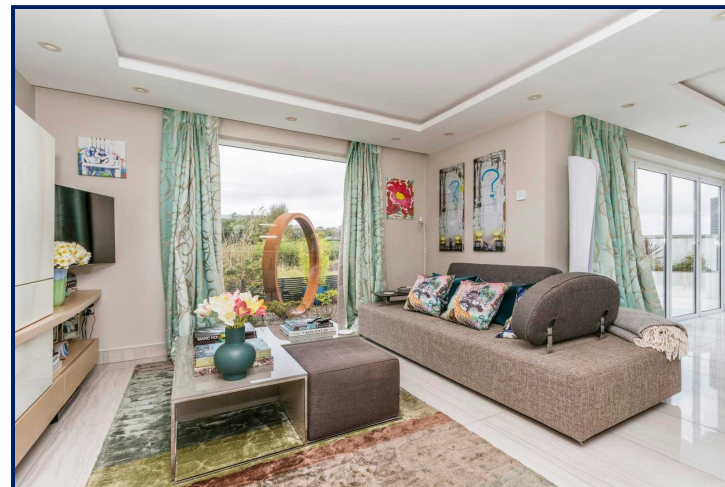
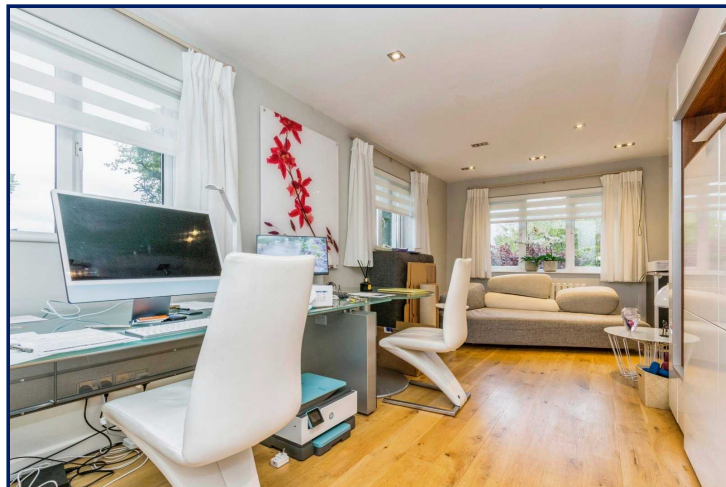
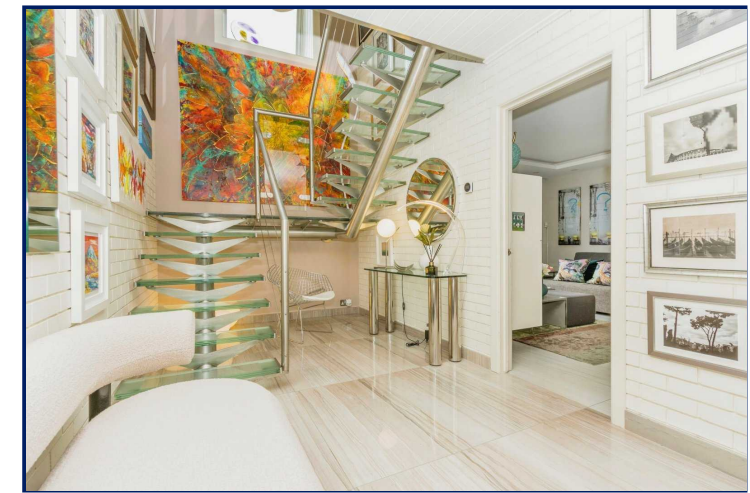


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Saintfield Road, Lisburn, County Down, BT27

Asking Price: £550,000
Freehold

Reeds Rains

reedsrains.co.uk

Saintfield Road, Lisburn, County Down, BT27

Asking Price: £550,000 Freehold

Council Tax Band:

EPC Rating: B

Detached 4-bedroom house boasting a spacious garden and off-street parking. This property offers a perfect blend of modern convenience and contemporary charm. Located in a sought-after neighbourhood, this home is ideal for families seeking a peaceful and comfortable living space. Viewing highly recommended. Chain Free transaction.

Reception Hall

Stairs to first floor

Living Room

20' x 13'8" (6.1m x 4.17m)

Views towards gardens and countryside.

Study

20'10" x 9'6" (6.35m x 2.9m)

Deluxe Kitchen/ Dining/ Family

26'10" x 23'7" (8.18m x 7.2m)

Exceptional contemporary range of high and low level cabinets, island unit, integrated designer appliances, tiled flooring, feature atrium window, extensive glazed windows towards gardens and countryside. Open plan living.

Utility Room

7'10" x 6' (2.4m x 1.83m)

Range of units

Shower Room

Separate shower cubicle, wash hand basin, low level WC, wall and floor tiling.

Double Garage

24' x 21'1" (7.32m x 6.43m)

Power batteries from solar panels. Electric door.

Landing

Master Bedroom

19'11" x 9'5" (6.07m x 2.87m)

En-suite

Stunning shower cubicle wash hand basin, low level WC, bidet, wall and floor tiling.

Bedroom 2

13'4" x 11 (4.06m x 11)

Bedroom 3

12'1" x 11'7" (3.68m x 3.53m)

Bedroom 4

10'6" x 8'8" (3.2m x 2.64m)

Family Bathroom

Free standing bath, wash hand basin low level WC, bidet, wall and floor tiling.

Extensive Car Parking

Laid in tarmac to front.

Delightful Side and Rear Gardens

Impressive site with mature and landscaped area, large decked area to rear over looking surrounding countryside giving much seclusion and privacy. Electric entrance gates.

Countryside Views

To rear.

Note To Purchasers

CUSTOMER DUE DILIGENCE As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> ontents

To be able to purchase a property in the

United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause

For full EPC please contact the branch.



Total floor area 272.2 m² (2,930 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