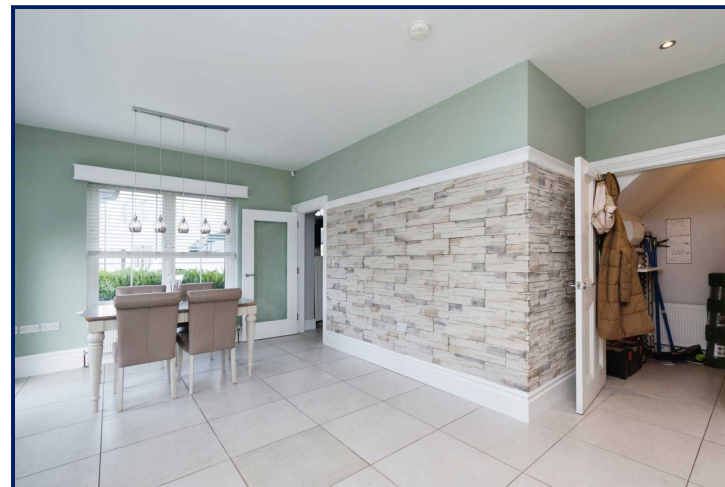
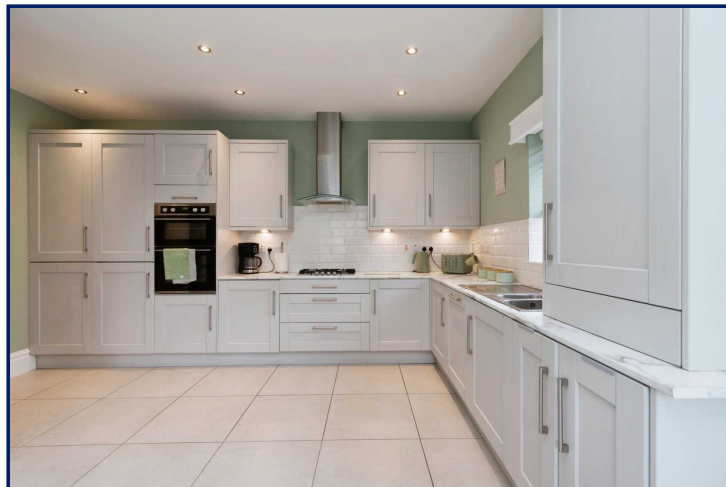
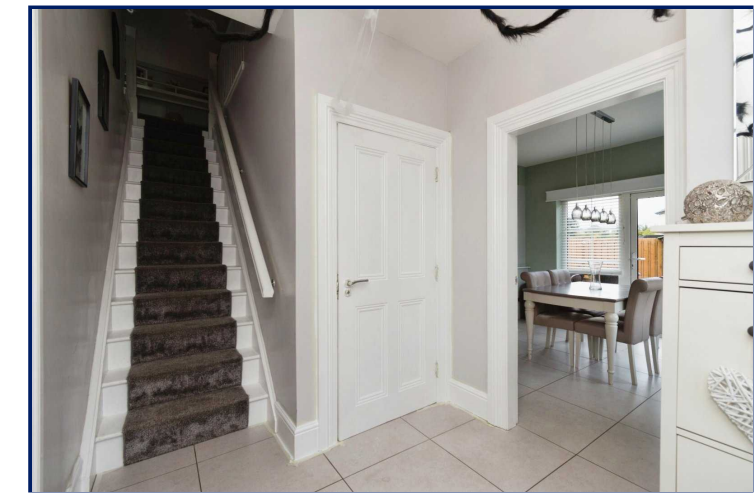


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Fairfields Manor, Lisburn, County Antrim, BT28

Asking Price: £279,950
Freehold

Reeds Rains

reedsrains.co.uk

Fairfields Manor, Lisburn, County Antrim, BT28

Asking Price: £279,950 Freehold

Council Tax Band:

EPC Rating: B

Charming semi-detached 4-bedroom house located in a sought-after neighbourhood. This property boasts a spacious living area, modern kitchen, and an enclosed garden. Perfect for families seeking a peaceful and convenient lifestyle. Don't miss out on this fantastic opportunity!

Entrance Hall

Ceramic tiled flooring

Living Room

19'9" x 13'1" (6.02m x 4m)

Feature fireplace, bay window. Laminate flooring.

Kitchen/Dining

19'9" x 14'10" (6.02m x 4.52m)

Luxury fitted high and low level units, built-in oven and gas hob unit, single drainer stainless steel sink unit, integrated dishwasher, laminate work tops, casual dining area, door to rear Ceramic tiled flooring. Gas fired boiler.

Utility Room

6'4" x 5' (1.93m x 1.52m)

Range of units, plumbed for washing machine. Tiled flooring.

WC

Low level WC, wash hand basin. Tiled flooring.

Landing

Master Bedroom

11'5" x 10 (3.48m x 10)

En-suite

Separate shower cubicle with controlled shower unit, low level WC, wash hand basin., Tiled flooring, part tiled walls.

Bedroom 2

11'7" x 9'7" (3.53m x 2.92m)

Bedroom 3

11'4" x 9'10" (3.45m x 3m)

Bedroom 4

9'2" x 8'2" (2.8m x 2.5m)

Bathroom

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

Outside

Impressive enclosed rear gardens with paved patio area.

Driveway / Car Parking

To side.

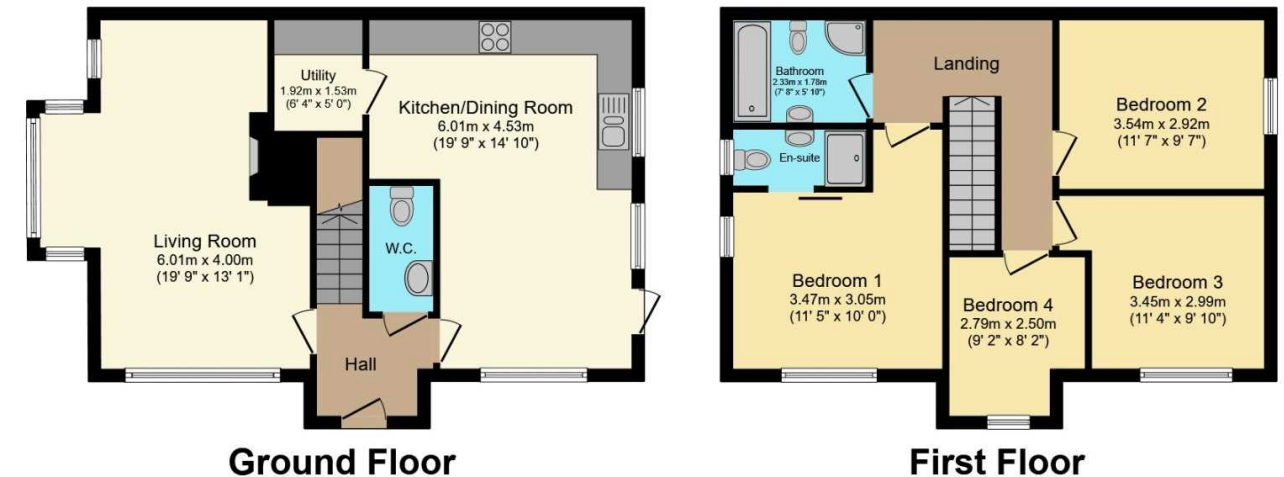
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All Measurements
All Measurements are Approximate.

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 115.3 m² (1,241 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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