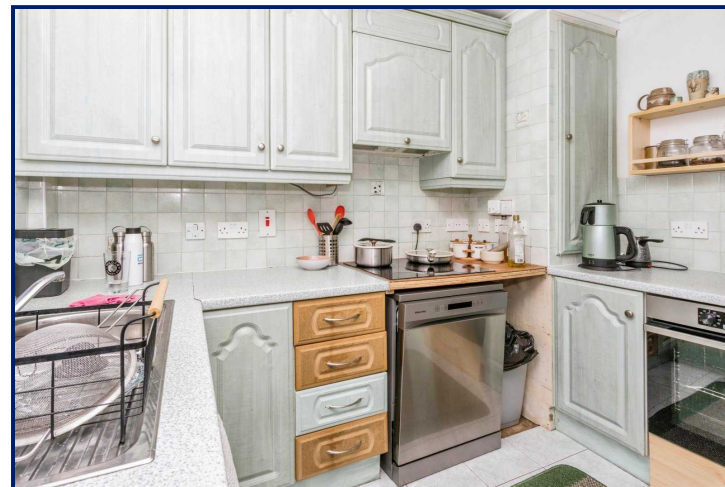
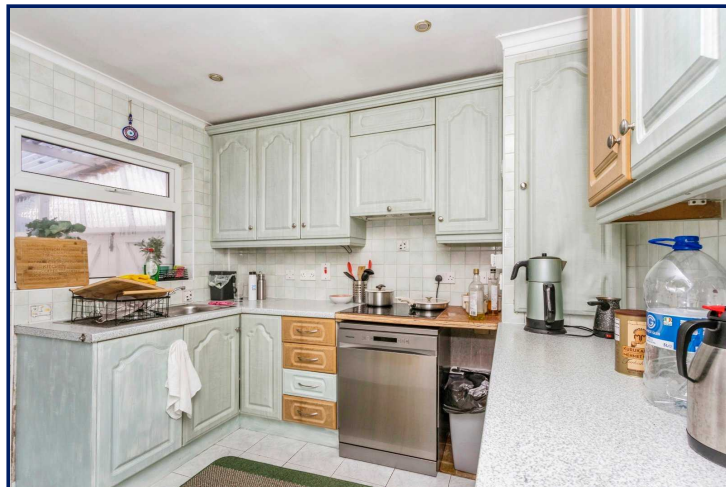


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Woodland Drive, Lisburn, County Down, BT27

Asking Price: £192,500
Freehold

 **Reeds Rains**

reedsrains.co.uk

Woodland Drive, Lisburn, County Down, BT27

Asking Price: £192,500 Freehold

Council Tax Band:

EPC Rating: E

Charming detached bungalow with 2 bedrooms. This property boasts a well-maintained garden and a garage. Perfect for those seeking a peaceful retreat in a desirable location. Viewing highly recommended.

Entrance Hall

Living Room

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

Feature fireplace

Dining Room

9'6" x 7'8" (2.9m x 2.34m)

Kitchen

9'6" x 8'11" (2.9m x 2.72m)

Excellent fitted range of units, laminate work tops, sink unit.

Bedroom 1

13'11" x 10'11" (4.24m x 3.33m)

Feature fireplace

Bedroom 2

9'11" x 9'4" (3.02m x 2.84m)

Bathroom

Panelled bath, wash hand basin, low level WC.

Lean To

Garage

20'1" x 11'7" (6.12m x 3.53m)

Up and over door.

Enclosed gardens

Laid neat lawns.

Driveway / Car parking

To side.

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/contents>

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.

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 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 128.0 m² (1,378 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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We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk