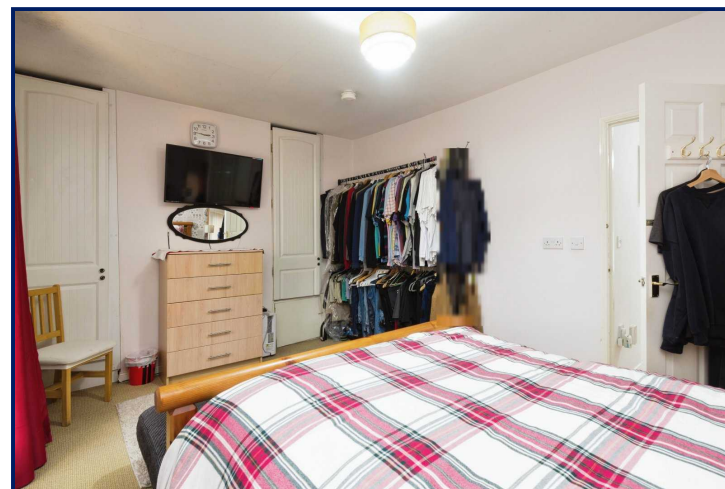


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Wesley Street, Lisburn, County Down, BT27

Asking Price: £119,950
Leasehold

Reeds Rains

reedsrains.co.uk

Wesley Street, Lisburn, County Down, BT27

Asking Price: £119,950 Leasehold

Council Tax Band:

EPC Rating: C

Charming end of terrace house with 3 bedrooms, located in a sought-after neighbourhood. This property features a spacious living room, modern kitchen. Close to local amenities and excellent transport links. Don't miss out on this fantastic opportunity.

Entrance Hall

Living Room

12' x 11'9" (3.66m x 3.58m)

Kitchen

9'10" x 8'10" (3m x 2.7m)

Excellent range of high and low level units, inlaid sink, plumbed for washing machine, built-in oven and hob.

Dining Room

15'5" x 7'10" (4.7m x 2.4m)

Door to rear

Landing

Bedroom 1

15' x 10'6" (4.57m x 3.2m)

Bedroom 2

10'2" x 10' (3.1m x 3.05m)

Bedroom 3

9'1" x 7'10" (2.77m x 2.4m)

Bathroom

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

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> 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.

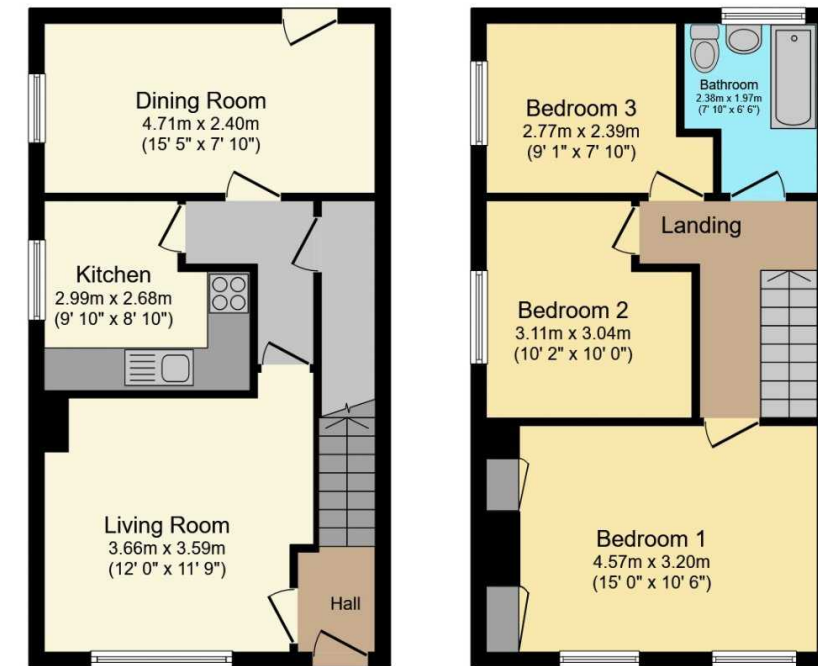
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All Measurements
All Measurements are Approximate.

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.



Ground Floor

First Floor

Total floor area 82.8 m² (892 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). Powered by www.focalagent.com

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