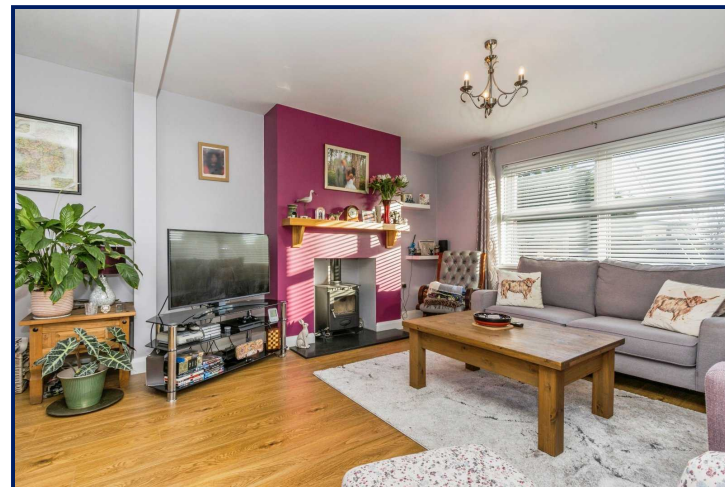
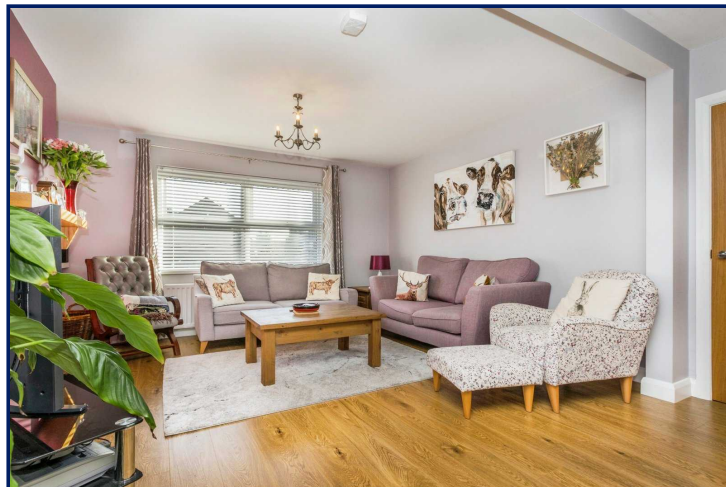
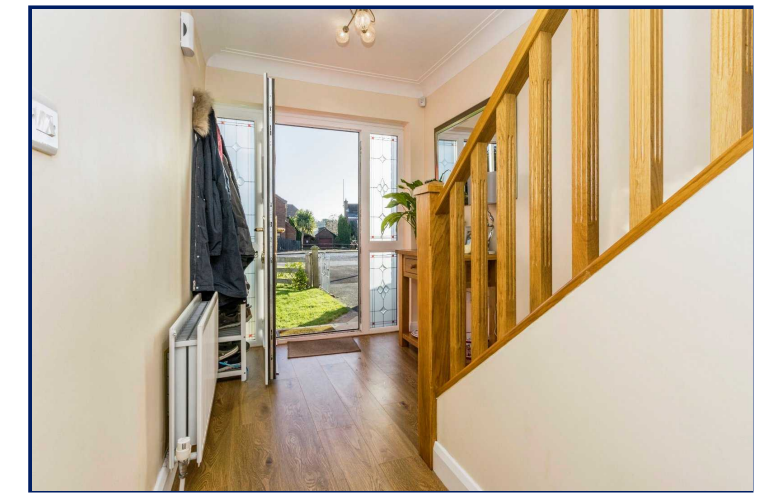


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Hillsborough Old Road, Lisburn, BT27

**Asking Price: £224,950**  
**Leasehold**

**Reeds Rains**

reedsrains.co.uk



Hillsborough Old Road, Lisburn, BT27

Asking Price: £224,950 Leasehold

Council Tax Band:

EPC Rating: C

A truly delightful semi-detached 3-bedroom house with a spacious garden and driveway located in a desirable residential area. This beautifully presented property offers modern interiors, a bright and airy living space, and convenient access to local amenities. Perfect family home for those seeking comfort and style.

#### Entrance Hall

Composite front door, double glazed side panels. Laminate wooden flooring.

#### WC

Low level WC, Wash hand basin.

#### Living Room

14'1" x 11'11" (4.3m x 3.63m)

Laminate wooden flooring, feature fireplace with stove inset.

#### Dining Room

12'7" x 11' (3.84m x 3.35m)

Laminate wooden flooring, open plan to living room.

#### Kitchen

9'5" x 8'11" (2.87m x 2.72m)

Modern fitted range of high and low level units, laminate work tops, sink unit, ceramic hob and electric oven, integrated dishwasher, floor and wall tiling.

#### Garage

35'11" x 10'9" (10.95m x 3.28m)

Plumbed for washing machine.

#### Landing

#### Bedroom 1

12'7" x 12'7" (3.84m x 3.84m)

#### Bedroom 2

11'11" x 11'7" (3.63m x 3.53m)

#### Bedroom 3

9' x 8'6" (2.74m x 2.6m)

#### Bathroom

Deluxe white suite comprising panelled bath, wash hand basin, low level WC, wall and floor tiling.

#### Gardens

Lawns to front gardens, enclosed to rear with paved patio and part lawns, car parking, driveway to front.

#### AML

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.

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All Measurements

All Measurements are Approximate.

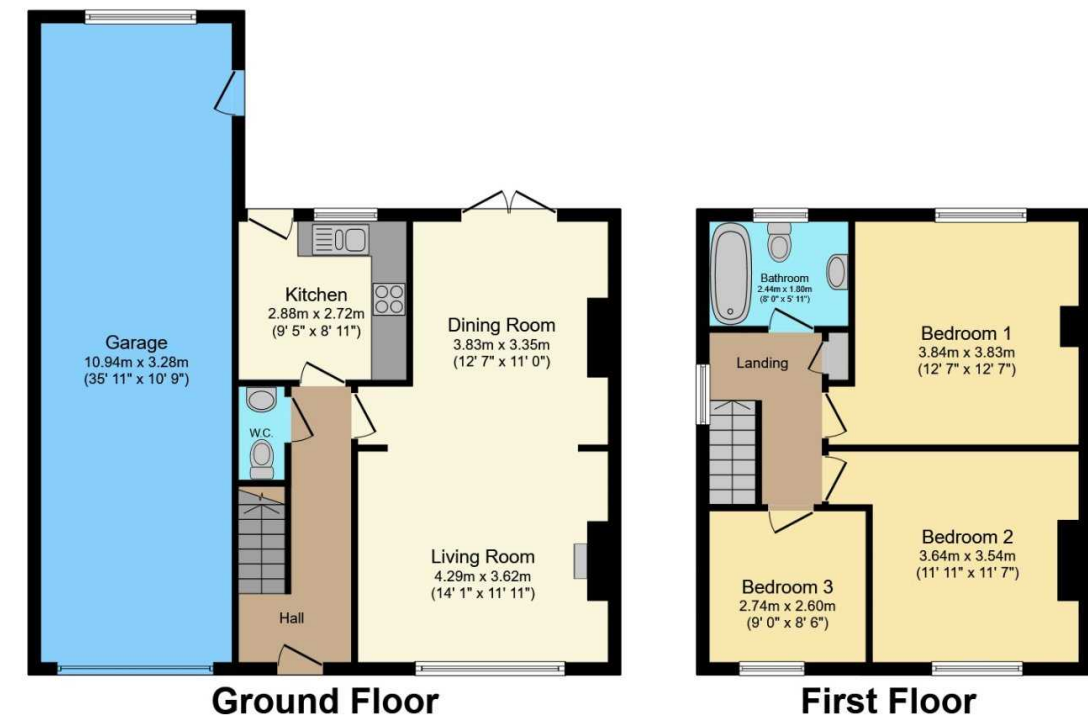
#### Laser Tape Clause

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 132.2 m<sup>2</sup> (1,423 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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