


Ashmount Gardens, Lisburn,
County Down, BT27

Asking Price: £109,950
Leasehold

 **Reeds Rains**

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Council Tax Band:

EPC Rating: TBC

Attractive 3-bedroom end-terraced house featuring gardens and car parking, modern kitchen, and spacious living areas. Situated in a sought-after neighbourhood, this property offers a perfect blend of comfort and convenience. Don't miss out on this fantastic opportunity to make this house your home.

Entrance Hall

Living Room

14'9" x 11'5" (4.5m x 3.48m)

Laminate flooring

Kitchen

11'5" x 10'6" (3.48m x 3.2m)

Range of high and low level units, laminate work tops, single drainer stainless steel sink unit, gas hob and electric ovens.

Rear Hallway/ Utility Room

6'9" x 5'11" (2.06m x 1.8m)

Landing

Bedroom 1

12'6" x 9'7" (3.8m x 2.92m)

Bedroom 2

10'9" x 10'5" (3.28m x 3.18m)

Bedroom 3

9'7" x 7'9" (2.92m x 2.36m)

Bathroom

Panelled bath, wash hand basin, low level WC.

Outside

Corner site with front, side and rear gardens, oil storage tank, oil fired boiler.

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.

Note To Purchasers

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](https://www.reedsrains.co.uk)