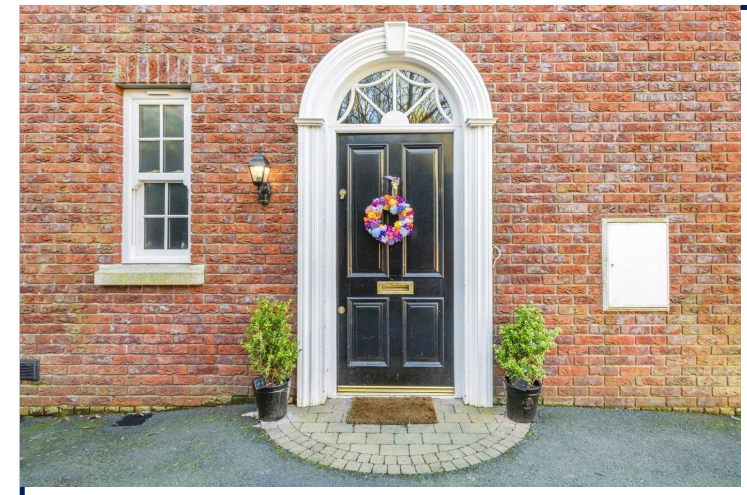




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Breton Avenue, Lisburn, County Antrim, BT28

**Asking Price: £294,950**  
**Freehold**

**Reeds Rains**

reedsrains.co.uk

Breton Avenue, Lisburn, County Antrim, BT28

Asking Price: £294,950 Freehold

Council Tax Band:

EPC Rating: C

Charming semi-detached house featuring 4 bedrooms, spacious living areas, and a private garden. Situated in a sought after neighbourhood, this property boasts modern fixtures, ample natural light, and convenient access to local amenities. Perfect for families seeking a comfortable and stylish home.

#### Entrance Hall

Ceramic tiled flooring

#### WC

Low level WC, wash hand basin, tiled flooring.

#### Living Room

14'9" x 14'1" (4.5m x 4.3m)

Feature fireplace with stove inset, laminate flooring.

#### Bedroom 4/ Study

9'5" x 7'10" (2.87m x 2.4m)

#### Kitchen/ Dining/ Sun Room

25'9" x 12' (7.85m x 3.66m)

Extensive range of luxury fitted high and low level cabinets island unit with single drainer stainless steel sink unit, range cooker, fridge / freezer, dishwasher machine, laminate flooring, tiled flooring, open to sun room area. French doors to rear.

#### Utility Room

9'8" x 6'1" (2.95m x 1.85m)

Range of units, sink unit, plumbed for washing machine tiled flooring. Car parking area to front / side.

#### Landing

#### Bedroom 1

14'8" x 11'2" (4.47m x 3.4m)

#### En-suite

Separate shower cubicle with controlled shower, wash hand basin, low level WC, tiled

flooring.

#### Bedroom 2

14'8" x 9'7" (4.47m x 2.92m)

#### Bedroom 3

11'2" x 8'9" (3.4m x 2.67m)

#### Bathroom

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

#### Rear Enclosed Gardens

Large enclosed gardens in neat lawns, extensive patio area. Oil fired boiler, oil storage tank.

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 Carnmoney 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 130.2 m<sup>2</sup> (1,402 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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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](http://reedsrains.co.uk)