

Ayrshire Park, Lisburn, County Down, BT28

Asking Price: £215,000 To be advised

 **Reeds Rains**

reedsrains.co.uk

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Council Tax Band:

EPC Rating: B

A delightful 3-bedroom semi-detached house in a sought-after location. This property boasts a spacious living room, modern kitchen, and a well-maintained garden. Conveniently located near schools, shops, and transport links. Ideal for families looking for a comfortable and stylish home. Viewing highly recommended.

Entrance Hall

Tiled flooring

Living Room

14'8" x 13'3" (4.47m x 4.04m)

Feature fireplace.

Kitchen/ Diner

18'2" x 9'9" (5.54m x 2.97m)

Exceptional range of high and low level units, laminate work tops, single drainer stainless steel sink, integrated dishwasher, built-in gas hob and electric oven, tiled flooring, open to casual dining area.

WC

Low level WC, wash hand basin.

Landing

Bedroom 1

13'5" x 11'4" (4.1m x 3.45m)

En-suite

Separate shower cubicle with controlled shower unit, wash handbasin, low level WC, wall and floor tiling.

Bedroom 2

9'11" x 9'7" (3.02m x 2.92m)

Bedroom 3

9'10" x 8'8" (3m x 2.64m)

Bathroom

White suite comprising panelled bath, wash

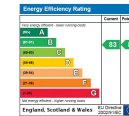
hand basin, low level WC, separate shower cubicle, wall and floor tiling.

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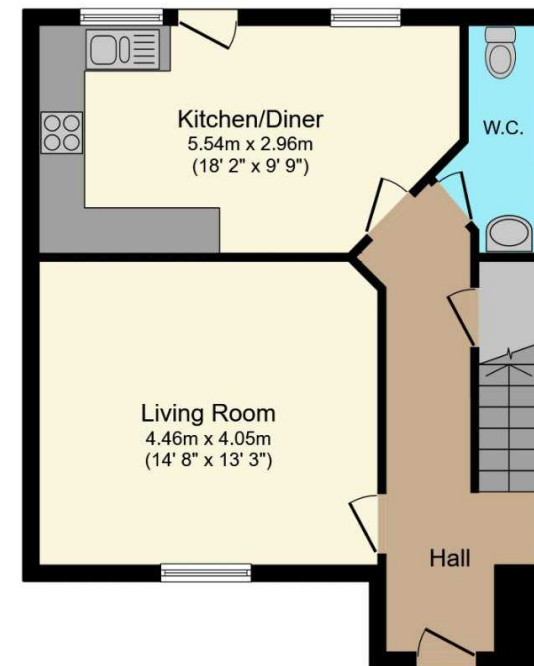
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

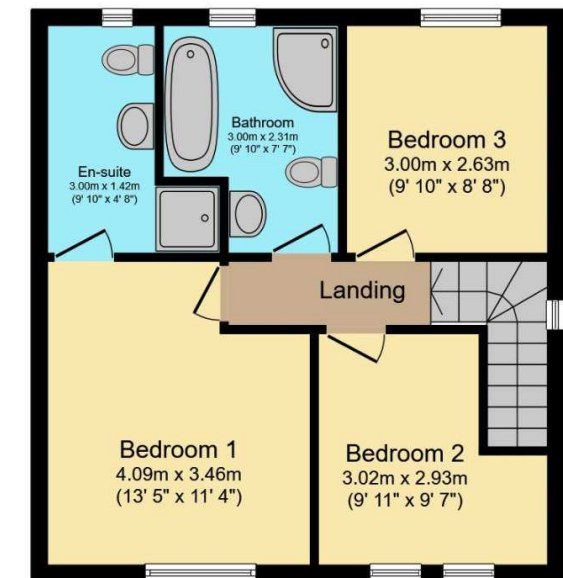
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 95.7 m² (1,030 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