


Woodbrook Manor, Lisburn, Co Antrim, BT28

**Asking Price: £315,000**  
**Freehold**

 **Reeds Rains**

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

## Woodbrook Manor, Lisburn, Co Antrim, BT28

**Asking Price: £315,000 Freehold**

Council Tax Band:

EPC Rating: B

Stunning 4-bedroom detached house in a sought-after location. This beautifully presented property boasts spacious living areas, modern kitchen, and a private garden. Perfect for families seeking a peaceful and stylish home. Don't miss out on this fantastic opportunity to own a dream property.

### Reception Hall

Tiled flooring

### WC

Low level WC, wash hand basin, vanity unit.

### Built-in robe area

Tiled flooring

### Living Room

17'3" x 14'8" (5.26m x 4.47m)

Feature bay window.

### Kitchen/ Dining Area

27'10" x 9'6" (8.48m x 2.9m)

Luxury fitted range of high and low level units, laminate work tops, built-in gas hob and electric oven, breakfast bar, tiled flooring, integrated dishwasher.

### Utility Room

6'11" x 6'3" (2.1m x 1.9m)

Range of units, plumbed for washing machine, laminate flooring.

### Landing

### Bedroom 1

12'2" x 12' (3.7m x 3.66m)

### En-suite

Separate shower cubicle with controlled shower, wash hand basin, low level WC, tiled flooring, part tiled walls.

### Bedroom 2

11'3" x 9'7" (3.43m x 2.92m)

### Bedroom 3

9'9" x 9'7" (2.97m x 2.92m)

### Bedroom 4

11'10" x 8'6" (3.6m x 2.6m)

Built-in robe.

### Bathroom

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

### Enclosed Rear Gardens

Part walled gardens, laid in neat lawns, enclosed and private, patio area.

### Driveway/Car parking Spaces

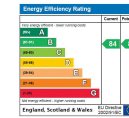
To side.

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 Favscos 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.