


Burnbrae Avenue, Lisburn, BT27

Asking Price: £315,000 To be advised

 Reeds Rains

reedsrains.co.uk

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Council Tax Band:

EPC Rating: E

Detached 3-bedroom house featuring a spacious garden, modern kitchen, and a cosy living room perfect for family gatherings. Situated in a sought-after location with easy access to local amenities and transport links. Don't miss this opportunity to make this property your home!

#### **Entrance Hall**

Tiled flooring

#### **Lounge**

14'6" x 13'9" (4.42m x 4.2m)

Feature fireplace with stove, solid wooden flooring.

#### **Dining/ Study**

16'5" x 13'2" (5m x 4.01m)

Laminate flooring, stove inset, French doors to side.

#### **Kitchen/ Dining/ Living Room**

25' x 18'11" (7.62m x 5.77m)

An excellent array of high and low level units, Quartz tops, sink unit, space for American style fridge/ freezer and range cooker, tiled flooring open to dining area.

#### **Utility Room**

6'11" x 6'2" (2.1m x 1.88m)

Range of units.

#### **WC**

Low level WC.

#### **Landing**

#### **Bedroom 1**

16'7" x 8'9" (5.05m x 2.67m)

#### **Walk-in Robe**

7'10" x 5'5" (2.4m x 1.65m)

#### **En-Suite**

Separate shower cubicle, wash hand basin,

low level WC.

#### **Bedroom 2**

17'7" x 8'4" (5.36m x 2.54m)

#### **Bedroom 3**

10'10" x 8'6" (3.3m x 2.6m)

#### **Bathroom**

Deluxe white suite comprising panelled bath, wash hand basin, low level WC.

#### **Driveway/ Car Parking space**

Laid in stones. EV charging point.

#### **Side and Rear Gardens**

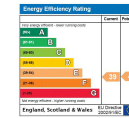
Laid in neat laws, private and enclosed, pellet wood burner, outside shed. Paved patio area.

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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.