

Woodview Crescent, Lisburn,
County Antrim, BT28

Asking Price: £215,000
Leasehold

 **Reeds Rains**

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Council Tax Band:
EPC Rating: D

Charming semi-detached house boasting 3 bedrooms, situated in a sought-after neighbourhood. This property features a spacious living area, modern kitchen, and a private garden perfect for outdoor entertaining. With excellent transport links and local amenities nearby, this home offers the ideal blend of comfort and convenience.

Entrance Hall

Laminate flooring.

Living Room

12'11" x 12'7" (3.94m x 3.84m)
Feature fireplace with stove inset, laminate flooring

Kitchen/ Dining

16'5" x 12'1" (5m x 3.68m)
Luxury fitted range of high and low level units, laminate work tops, ceramic sink unit, built-in hob and electric oven, space for American Fridge/ freezer, feature island unit, laminate flooring, feature radiator, open plan to living room. Sliding doors

Attached Family/ Living Area

14'6" x 9'5" (4.42m x 2.87m)
Previously garage, wooden flooring, sliding doors to front,

Landing

Bedroom 1

12'10" x 9'9" (3.9m x 2.97m)
Built-in robe

Bedroom 2

9'11" x 9'9" (3.02m x 2.97m)
Built-in robe

Bedroom 3

9'8" x 6'8" (2.95m x 2.03m)
Built-in robe.

Bathroom

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Deluxe white comprising panelled bath with shower unit, wash handbasin, low level WC.

Car Parking

Front area.

Enclosed Rear Gardens

Composite decking and feature stone area, outside shed., enclosed to rear.

Note To Purchasers

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>

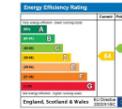
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £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.

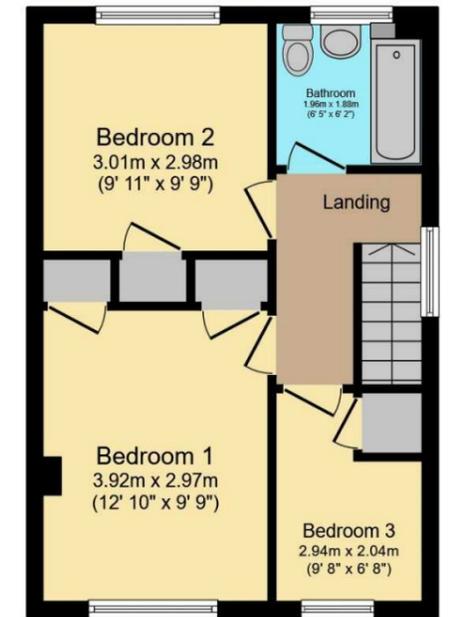
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 89.1 sq.m. (959 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