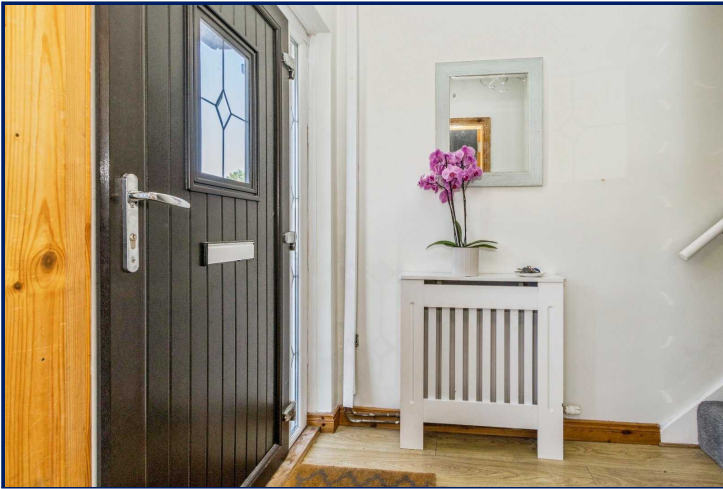




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Roseville Gardens, Lisburn, County Down, BT27

Asking Price: £154,950
Leasehold

Reeds Rains

reedsrains.co.uk

Roseville Gardens, Lisburn, County Down, BT27
Asking Price: £154,950 Leasehold

Council Tax Band:
EPC Rating: C

A most appealing and spacious mid- terraced property extended to the rear plus a roof space conversion offering excellent accommodation for many potential buyers. A convenient and sought after location with good transport routes via road and rail are all within a close proximity. Walking distance to Lisburn City Centre.

Entrance Hall

Upvc front door, laminate flooring.

Living Room

14'11" x 12'6" (4.55m x 3.8m)
Feature fireplace with stove inset, granite hearth, laminate flooring, bow window.

Fitted Kitchen/ Dining

15'10" x 8'4" (4.83m x 2.54m)
Extensive range of high and low level units, laminate work tops, single drainer stainless steel sink unit, ceramic hob and electric oven, plumbed for washing machine, wall and floor tiling. Under stairs storage.

Double Glazed Conservatory

12'6" x 12'5" (3.8m x 3.78m)
Laminate flooring, French doors.

Landing

Stairs to left conversion.

Bedroom 4

7'9" x 7'8" (2.36m x 2.34m)

Bedroom 2

9' x 9'7" (2.74m x 2.92m)
Built-in robes.

Bedroom 3

7'11" x 7'1" (2.41m x 2.16m)

Bathroom

White suite comprising panelled bath, wash hand basin, low level WC, chrome towel rail,

electric shower unit, wall and floor tiling.

Loft Conversion/ Bedroom 1

14'1" x 12'7" (4.3m x 3.84m)
Built-in storage, gas fired boiler, dormer window, eaves storage.

Gardens

Stones to front, enclosed to rear with part decked and artificial grass.

Floor Plans

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> ontents

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.

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 Favsko NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

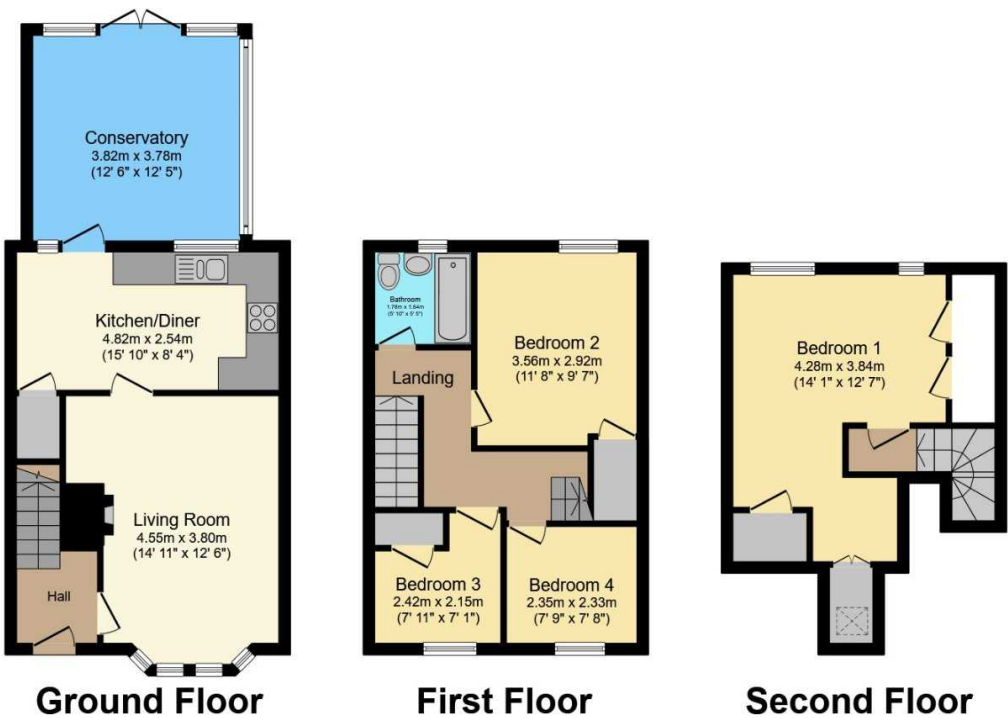
Laser Tape Clause
All measurements have been taken using a laser tape measure and

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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 107.4 sq.m. (1,156 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