



Benson Street, Lisburn, County Antrim, BT28

Asking Price: £95,000 To be advised

 **Reeds Rains**

reedsrains.co.uk

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Council Tax Band:

EPC Rating: TBC

Cash Offers Only

An attractive two bedroom semi-detached home with convenience to many local amenities and an excellent rear garden and off street parking. A great investors opportunity.

Entrance Hall

Laminate flooring

Living Room

12'1" x 10'3" (3.68m x 3.12m)

Feature fireplace, laminate flooring

Fitted Kitchen/ Dining Area

17' x 9'5" (5.18m x 2.87m)

An array of high and low level units, single drainer stainless steel unit, built-in oven and hob unit. laminate work tops, tiled flooring.

Rear Hallway

8'6" x 6'11" (2.6m x 2.1m)

Leading to utility Room

Utility Room

5'4" x 5'4" (1.63m x 1.63m)

Plumbed for washing machine

Landing

Bedroom 1

13'10" x 9'5" (4.22m x 2.87m)

Bedroom 2

10'4" x 9'5" (3.15m x 2.87m)

Shower Room

Separate shower cubicle, wash hand basin, low level WC.

Rear Gardens

Part patio area with decking and rear in lawns. Oil fired boiler, oil storage tank.

Driveway/ Car Parking Sapces

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/uksi/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.

For full EPC please contact the branch.

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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.

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Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)