



Ashcroft Way, Ballinderry Lower,  
Lisburn, County Down, BT28

**Asking Price: £270,000**  
**Freehold**

 **Reeds Rains**

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**Asking Price: £270,000 Freehold**

Council Tax Band:  
EPC Rating: TBC

Detached 4-bedroom house boasting a spacious garden, conservatory, and garage. This charming property offers a perfect blend of modern amenities and classic design, ideal for a family seeking a comfortable and stylish home. Don't miss this opportunity to make it your own!

**Entrance Hall**  
Tiled flooring

**WC**  
Low level WC, wash hand basin.

**Living Room**  
159 x 10'5" (159 x 3.18m)  
Feature fireplace with open fire, wooden flooring.

**Kitchen/ Diner**  
15' x 10'5" (4.57m x 3.18m)  
Modern fitted range of high and low level units, laminate work tops, exposed brick walls and wine rack, built-in gas hob and electric oven, tiled flooring, single drainer stainless teel sink unit, open to casual dining area.

**Snug/ Study**  
13'4" x 8'6" (4.06m x 2.6m)  
French doors to sunroom

**Sunroom**  
20'10" x 11'11" (6.35m x 3.63m)  
French doors to decked area, wooden flooring, feature wood burning stove.

**Bedroom 3**  
10'11" x 10'1" (3.33m x 3.07m)

**Bedroom 4**  
11'10" x 10'5" (3.6m x 3.18m)

**Garage/ Utility**  
19'6" x 11'11" (5.94m x 3.63m)  
Up and over, oil fired boiler, storage, plumbed

for washing machine

**Bathroom**  
Family suite comprising panelled bath, wash hand basin, low level WC, separate shower cubicle, wall and floor tiling.

**Landing**  
Wooden flooring.

**Bedroom 2**  
12'4" x 8'9" (3.76m x 2.67m)  
Built-in storage

**Bedroom 1**  
15'1" x 11'7" (4.6m x 3.53m)  
Built-in robes.

**Shower Room**  
Separate shower cubicle, low level WC, wash hand basin.

**Driveway/ Rear Gardens**  
Front car parking area, enclosed to rear with mature trees and shrubs with an extensive rear in lawns, decked area off sunroom, oil storage tank.

Outside hot water tap fitted, power sockets outside and in the shed, home alarm system and cctv.

New windows installed 2023.

**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.

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All Measurements  
All Measurements are Approximate.

Laser Tape Clause

For full EPC please contact the branch.



Total floor area 189.2 sq.m. (2,037 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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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.