



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

Asking Price: £270,000
Freehold

 **Reeds Rains**

reedsrains.co.uk

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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 steel 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

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All Measurements

All Measurements are Approximate.

Laser Tape Clause

For full EPC please contact the branch.

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.



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). Powered by www.focalagent.com

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