

Ashfield Hall, Lisburn, County  
Down, BT27

**Asking Price: £249,950**  
**Freehold**

 **Reeds Rains**

[reedsrains.co.uk](http://reedsrains.co.uk)



Ashfield Hall, Lisburn, County Down, BT27  
Asking Price: £249,950 Freehold

Council Tax Band:  
EPC Rating: B

Charming semi-detached house boasting 3 bedrooms, a spacious garden, and a garage. Located in a sought-after neighbourhood, this property offers modern living spaces and easy access to local amenities. Ideal for families seeking a comfortable and convenient home. Book your viewing today.

**Entrance Hall**  
Tiled flooring

**Living Room**  
18'3" x 12'4" (5.56m x 3.76m)  
Laminate flooring

**Kitchen/ Dining Room**  
18'3" x 10'10" (5.56m x 3.3m)  
Extensive range of high and low level units, laminate work tops, single drainer stainless steel sink unit, built-in gas hob and electric oven, integrated fridge freezer, tiled flooring, open to casual dining area.

**Utility Room**  
9'6" x 7'11" (2.9m x 2.41m)  
Range of units, plumbed for washing machine.

**WC**  
Low level WC, wash handbasin, tiled flooring.

**Landing**

**Bedroom 1**  
14'1" x 10'10" (4.3m x 3.3m)  
Ranger of built-in robes.

**En-Suite Shower**  
Separate shower cubicle with controlled shower, wash hand basin, low level WC, wall and floor tiling.

**Bedroom 2**  
12'3" x 9'10" (3.73m x 3m)

**Bedroom 3**  
11'9" x 7'10" (3.58m x 2.4m)

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.

**Garage**  
16'9" x 11'2" (5.1m x 3.4m)  
Roller door, light and power.

**Driveway/ car parking to side**

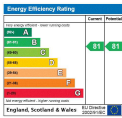
**Enclosed Rear Gardens**  
Laid in neat lawns, part paved.

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.

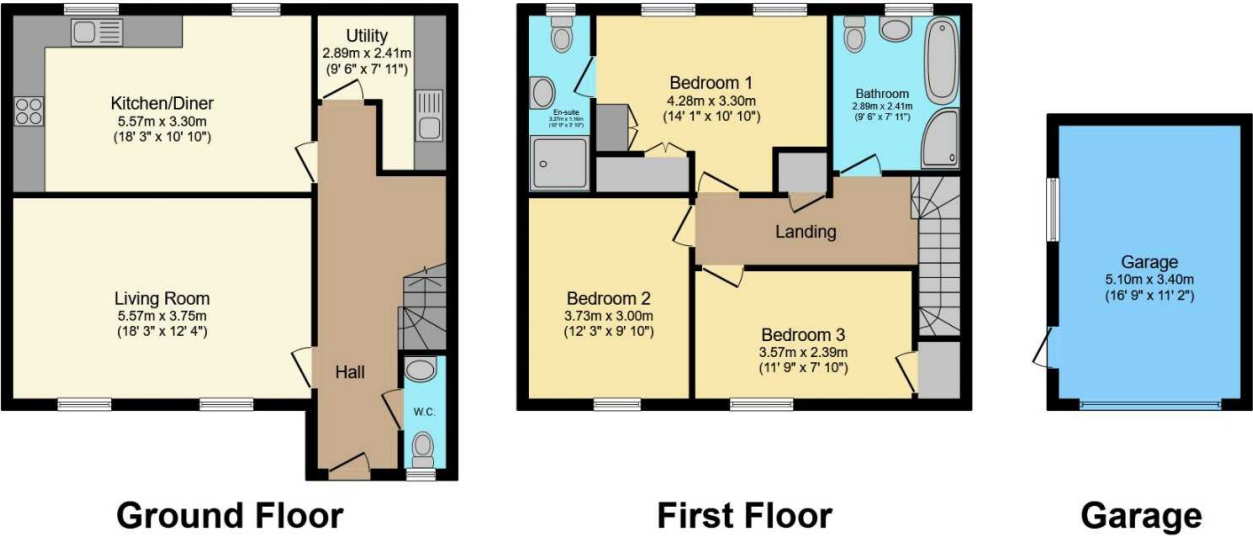
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and 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 135.8 sq.m. (1,462 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](http://www.focalagent.com)

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