

Woodbrook Avenue, Lisburn,  
County Antrim, BT28

**Asking Price: £194,950**  
**Freehold**

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)



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Asking Price: £194,950 Freehold

Council Tax Band:

EPC Rating: B

Stunning semi-detached 2-bedroom house boasting a beautifully landscaped garden and off-street parking. The property offers a modern kitchen, spacious living area, and easy access to local amenities. Perfect for first-time buyers or a small family seeking a charming home in a desirable location.

Entrance Hall

Tiled flooring

WC

Low level WC, wash hand basin.

Kitchen/ Diner

17'6" x 7'7" (5.33m x 2.3m)

Exceptional fitted range of high and low level units, laminate work tops, built-in sink unit, gas hob and electric oven, fridge/ freezer, tiled flooring, open to casual dining

Living Room

15'2" x 11'1" (4.62m x 3.38m)

Landing

Bedroom 1

15'2" x 9'9" (4.62m x 2.97m)

Bedroom 2

15'2" x 8'9" (4.62m x 2.67m)

Bathroom

A deluxe white suite comprising panelled bath, wash hand basin, low level WC, separate shower cubicle, wall and floor tiling.

Car parking To Front

Enclosed Rear Gardens

Enclosed and private, paved patio, rear in neat lawns.

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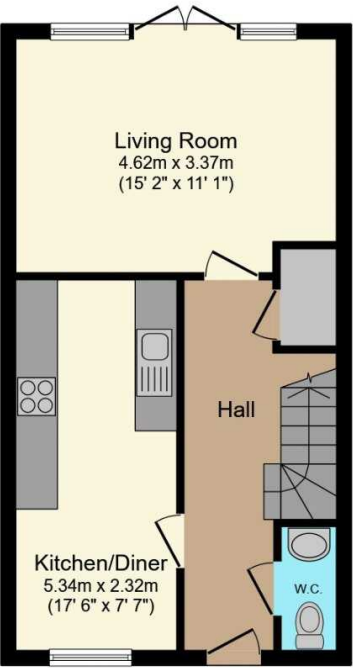
All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

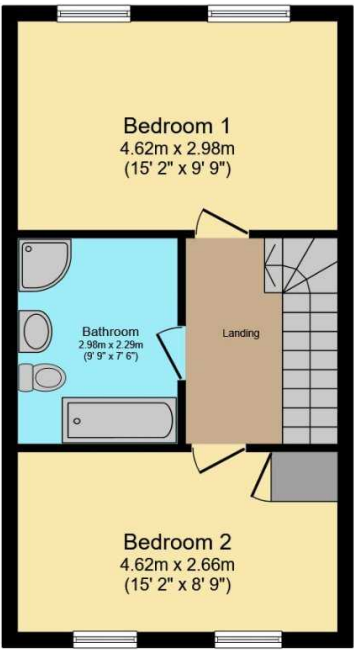
Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 81.4 sq.m. (876 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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