

Sir Richard Wallace Road, Lisburn,
County Down, BT28

Asking Price: £149,950
Freehold

 **Reeds Rains**

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Asking Price: £149,950 Freehold

Council Tax Band:

EPC Rating: TBC

Charming mid-townhouse house boasting 2 bedrooms, a spacious living room, and a well-equipped kitchen. Situated in a sought-after neighbourhood with excellent local amenities and transport links. Ideal for first-time buyers or investors looking for a lucrative rental opportunity. Book your viewing today!

Entrance Hall

Stair to first floor.

Living Room

21'11" x 11'7" (6.68m x 3.53m)

Open to kitchen/ dining area

Modern Fitted Kitchen

Open to Living Room, range of modern high and low level units, built-in gas hob and electric oven, built-in fridge/ freezer, laminate work tops, over extractor fan, single drainer stainless steel sink unit, plumbed for washing machine. Part tiled flooring.

WC/ Cloaks

Low level WC, wash hand basin.

Landing

Bedroom 1

11'9" x 11'8" (3.58m x 3.56m)

Bedroom 2

11'8" x 9'10" (3.56m x 3m)

Bathroom

White suite comprising panelled bath, wash hand basin, low level WC, wall and floor tiling.

Car parking to Rear

Allocated space with some visitors spaces.

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> contents

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.

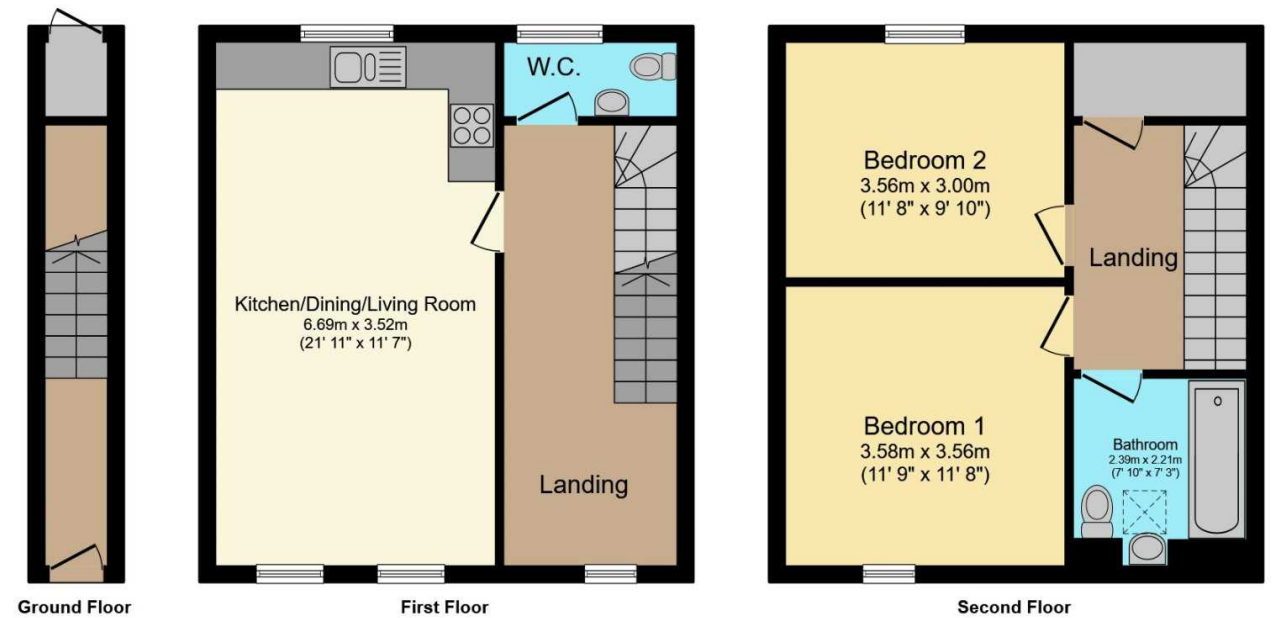
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
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 83.5 sq.m. (899 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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