

Millvale, Ballinderry Lower, Lisburn,
County Antrim, BT28

Asking Price: £225,000
Freehold

 **Reeds Rains**

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

Millvale, Ballinderry Lower, Lisburn, County Antrim, BT28

Asking Price: £225,000 Freehold

Council Tax Band:
EPC Rating: TBC

This charming detached 3-bedroom house boasts a spacious garden and garage. Situated in a peaceful neighbourhood, this property offers modern features and ample natural light. Ideal for families looking for a tranquil yet convenient location. Don't miss out on this fantastic opportunity!

Entrance Hall
Tiled flooring

Living Room
13'4" x 13' (4.06m x 3.96m)
Feature fireplace with stove inset, laminate flooring

Dining Room
10'6" x 9'10" (3.2m x 3m)
Open to lounge, French doors, laminate flooring

Kitchen
10'8" x 9'10" (3.25m x 3m)
Modern fitted range of high and low level units, laminate work tops, inlaid sink mixer tap, built-in ceramic hob and electric oven, tiled flooring

Utility Room
5'3" x 4'5" (1.6m x 1.35m)
Plumbed for washing machine.

Garage
17'11" x 11'2" (5.46m x 3.4m)

Landing

Bedroom 1
13'5" x 11' (4.1m x 3.35m)
Dormer window

En-suite
Separate shower cubicle with with controlled shower, wash handbasin, low level WC, wall and floor tiling.

Bedroom 2

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.

12'3" x 10'2" (3.73m x 3.1m)
Dormer

Bedroom 3
8'10" x 7'7" (2.7m x 2.3m)
Velux

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

Driveway/ Car Parking
Laid to front.

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

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.

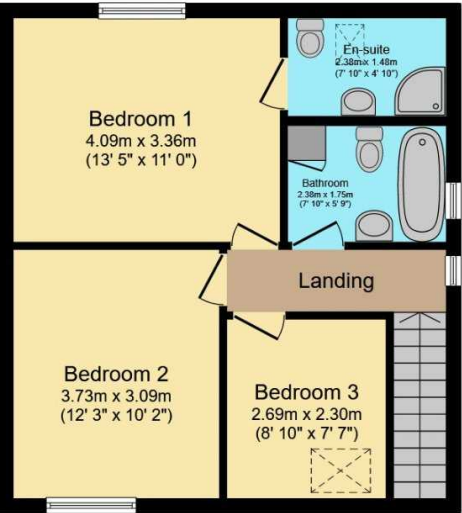
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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

For full EPC please contact the branch.



Ground Floor



First Floor

Total floor area 115.0 sq.m. (1,238 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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Other important information which you will need to know about this property can be found at reedsrains.co.uk