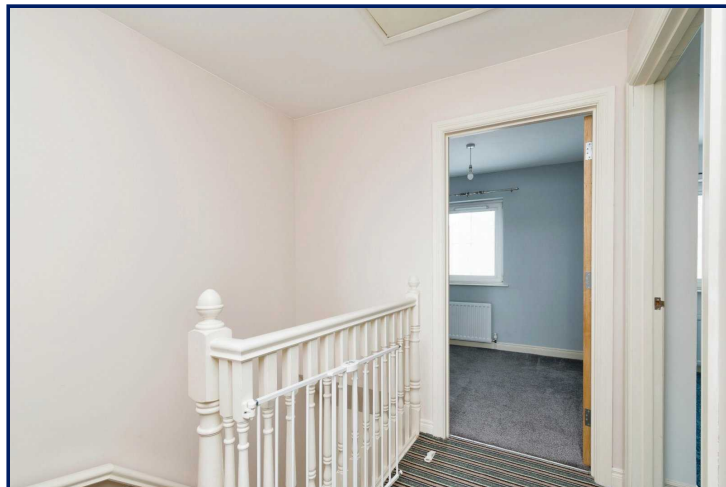
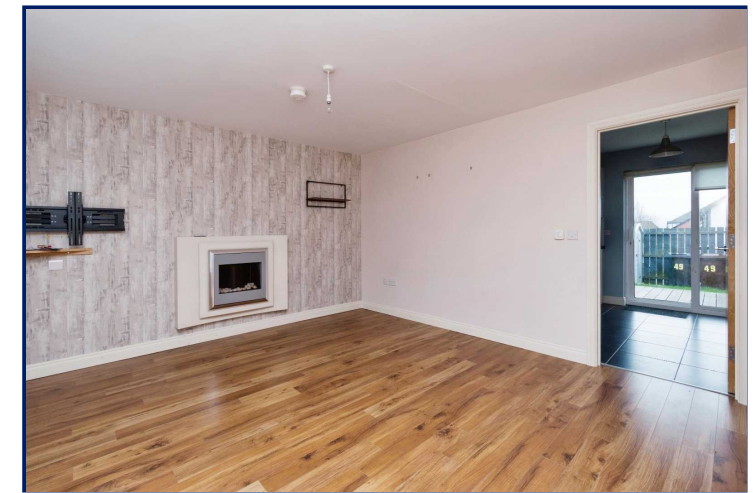




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Sir Richard Wallace Road, Lisburn,
County Down, BT28

Asking Price: £174,950
Freehold

Reeds Rains

reedsrains.co.uk

Sir Richard Wallace Road, Lisburn, County Down, BT28

Asking Price: £174,950 Freehold

Council Tax Band:

EPC Rating: C

Stunning 3-bedroom family home in prime location. Modern kitchen, spacious living area, and beautiful garden. Close to schools, shops, and transport links. Ideal for growing families or professionals. Don't miss out on this fantastic opportunity to make this house your new home. Contact us today to arrange a viewing

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 Favscio NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

Entrance Hall

Living Room

15' x 12'7" (4.57m x 3.84m)

Laminate flooring

Kitchen/ Dining

15' x 8'11" (4.57m x 2.72m)

Extensive range of high and low level units, laminate work tops, built-in gas hob and electric oven, plumbed for dishwasher, open to casual dining area, doors to rear, tiled flooring. Gas fired boiler.

WC

Low level WC, wash hand basin.

Landing

Bedroom 1

11'10" x 10'7" (3.6m x 3.23m)

Bedroom 2

11'1" x 9'8" (3.38m x 2.95m)

Bedroom 3

7'10" x 7'10" (2.4m x 2.4m)

Bathroom

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

Gardens

Enclosed to rear with covered decking area, part lawns.

All Measurements
All Measurements are Approximate.

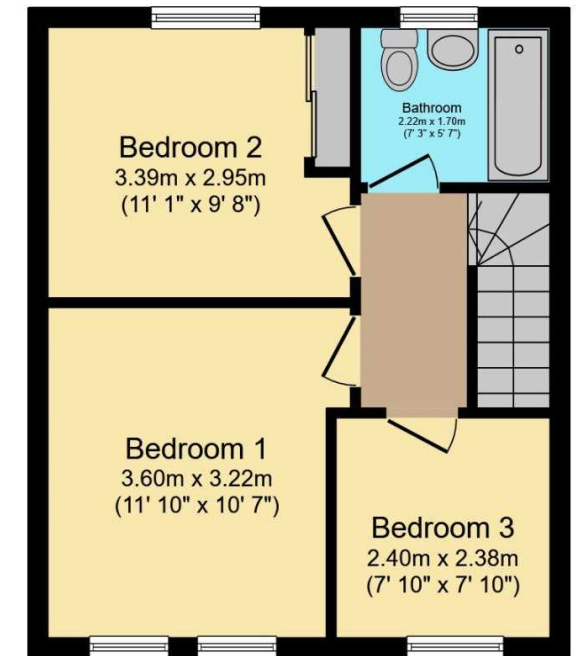
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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 72.8 m² (783 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

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.

Other important information which you will need to know about this property can be found at reedsrains.co.uk