



Sir Richard Wallace Walk, Lisburn,  
County Down, BT28

 Reeds Rains

**Asking Price: £209,950**  
**Freehold**

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Council Tax Band:

EPC Rating: TBC

Charming end of terrace house boasting 3 bedrooms and a garden. This property also offers off-street parking, making it an ideal family home. Located in a desirable neighbourhood, close to amenities and excellent transport links. Viewings are highly recommended.

#### **Entrance Hall**

Tiled flooring

#### **Living Room**

13'9"\* x 12'2" (4.2m\* x 3.7m)

Laminate flooring

#### **Kitchen/ Dining/ Family Area**

16'9" x 14'7" (5.1m x 4.45m)

Exceptional range of high and low level units, wooden work tops, built-in ceramic hob and electric oven, inlaid sink unit, tiled flooring, open plan to family area with wall mounted fire, open to dining area.

#### **Sun Room/ Dining**

10'8" x 9'9" (3.25m x 2.97m)

Tiled flooring, French doors to rear

#### **Utility Room**

Plumbed for washing machine

#### **WC**

Low level WC, wash hand basin, tiled flooring.

#### **Landing**

#### **Bedroom 1**

14' x 9'1" (4.27m x 2.77m)

#### **En-suite**

Separate shower cubicle with controlled shower, wash handbasin, low level WC, tiled flooring.

#### **Bedroom 2**

11'2" x 9'1" (3.4m x 2.77m)

#### **Bedroom 3**

10'4" x 7'3" (3.15m x 2.2m)

#### **Bathroom**

White suite comprising panelled bath, wash hand basin, low level WC, tiled flooring.

#### **Driveway /Car parking**

To side.

#### **Rear Gardens**

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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.