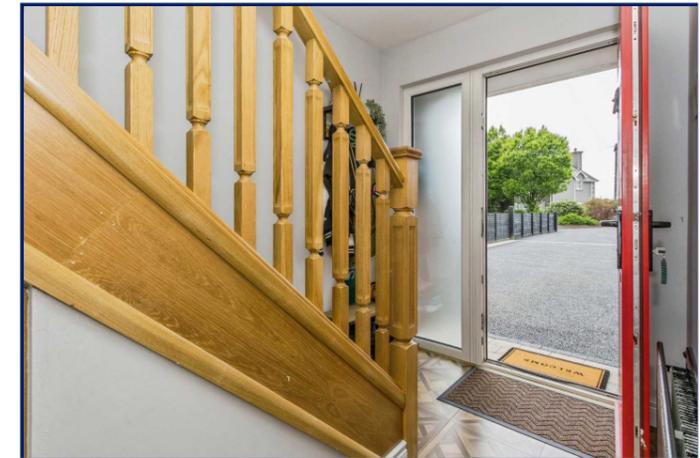


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Gravelhill Road, Lisburn, County Down, BT28

Asking Price: £235,000
Freehold

Reeds Rains

reedsrains.co.uk

Gravelhill Road, Lisburn, County Down, BT28

Asking Price: £235,000 Freehold

Council Tax Band:

EPC Rating: D

Semi-detached house with 3 bedrooms, featuring a spacious garden and a conservatory. This property offers a comfortable living space in a desirable location. Perfect for families seeking a peaceful yet convenient lifestyle. Contact us today to schedule a viewing.

Entrance Hall

Laminate flooring, composite front door.

Living Room

12'7" x 12'4" (3.84m x 3.76m)

Feature fireplace with stove inset, slate hearth, wooden mantle, exposed brock surround and inset.

Dining Room

10'10" x 8'10" (3.3m x 2.7m)

Laminate flooring

Sun Room

9'9" x 7'1" (2.97m x 2.16m)

Laminate flooring, door to rear.

Kitchen

10'11" x 9'6" (3.33m x 2.9m)

Stunning modern fitted range of high and low level cabinets, Quartz work top, inlaid sink unit, ceramic hob and electric oven, over head extractor fan, wall and floor tiling

Landing

Bedroom 1

13'4" x 11'11" (4.06m x 3.63m)

Built-in range of robes

Bedroom 2

10' x 9'11" (3.05m x 3.02m)

Built-in robes

Bedroom 3

8'10" x 8'6" (2.7m x 2.6m)

Shower Room

Double shower cubicle with controlled shower, double vanity unit with sinks, low level WC, wall and floor tiling.

Garage/ Gym/ Living Area

19'3" x 11'2" (5.87m x 3.4m)

Shower Room

Shower cubicle, wash handbasin, low level WC

Store Room

10'9" x 7'9" (3.28m x 2.36m)

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> ontents

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.

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 Favscos 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.

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