

## 8 Lady Wallace Gate, Lisburn

**OIRO £209,950** Freehold

A beautifully finished three bedroom semi detached house in the highly sought after Thaxton area of Lisburn.

Semi detached house | Lounge | Kitchen/dining | 3 Bedrooms | Gardens | Modern decor | Gas heating | PVC Double Glazing | intruder alarm |

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A beautifully finished three bedroom semi detached house in the highly sought after Thaxton area of Lisburn.

Of modern construction and exceptionally well finished, the property occupies a generous site with tarmac driveway and private, enclosed rear garden.

At ground floor level the property has a large lounge with media wall to include space for TV and electric fire, a beautifully fitted kitchen and combined utility room / ground floor toilet. At first floor level there are 3 bedrooms and a luxury main bathroom.

The property has gas central heating and PVC double glazing which together with the modern construction and good levels of insulation contribute to the excellent EPC '80 C' rating.

Beautifully presented with feature wall panelling to several rooms, and bright, modern decor throughout, purchasers will have little to do but move in.

Early viewing is highly recommended by appointment with Falloon Estate Agents.

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

#### **GROUND FLOOR :**

##### **Entrance hall**

Entrance door with glazed fanlight over. Feature wall panelling. Feature radiator. Floor tiling.

##### **Lounge**

w: 3.46m x l: 4.58m (w: 11' 4" x l: 15' )

Media wall with inset contemporary electric fire and space for wall mounted television. Laminate flooring. Feature wall panelling. Double panelled radiator.

##### **Kitchen/dining**

w: 3.87m x l: 4.65m (w: 12' 8" x l: 15' 3")

Excellent range of high and low level units in grey shaker style finish. 1.5 bowl stainless steel sink unit, mixer tap. 4 ring gas hob with electric under oven. Stainless steel and glass extractor over. Integrated fridge/freezer. Integrated dishwasher. Gas boiler in cupboard. Floor tiling. Part tiled walls. Spot lights. Feature wall panelling to dining area. Double panelled radiator. Glazed PVC door to rear garden.

##### **WC / Utility**

Low flush WC. Sink unit and cupboard. Plumbed for washing machine. Part tiled walls. Tiled floor. Extractor fan.

#### **FIRST FLOOR:**

##### **Landing**

Feature wall panelling. Laminate flooring. Airing cupboard. Access to part floored roofspace. Feature radiator.

##### **Bedroom 1**

w: 2.7m x l: 4.64m (w: 8' 10" x l: 15' 3")

Feature wall panelling. Laminate flooring. Built in wardrobe. Double panelled radiator.

##### **Bedroom 5**

w: 2.55m x l: 3.45m (w: 8' 4" x l: 11' 4")

Feature wall panelling. Laminate flooring. Single panelled radiator.

##### **Bedroom 3**

w: 2m x l: 3.55m (w: 6' 7" x l: 11' 8")

Feature wall panelling. Laminate flooring. Single panelled radiator.



### Bathroom

White suite comprising shaped bath with chrome thermostatic shower over, glazed screen. Semi pedestal wash hand basin, mixer tap. Tiled splashback. Low flush WC. Tiled floor. Part tiled walls. Single panelled radiator. Extractor fan. Spot lights.

### Outside

Garden to front with paved paths and lawned area.

Tarmac driveway. Gate to enclosed rear garden.

Rear garden in lawn with paved paths and patio. Outside tap.

### Required info under Trading Standards Guidance

#### TENURE

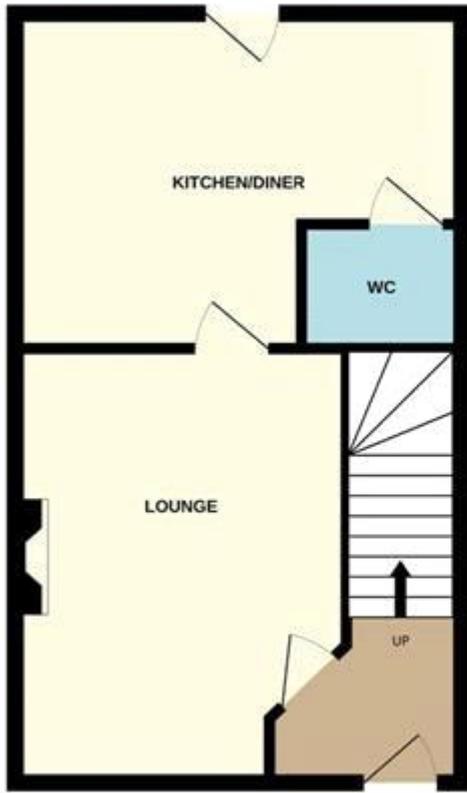
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

#### RATES PAYABLE

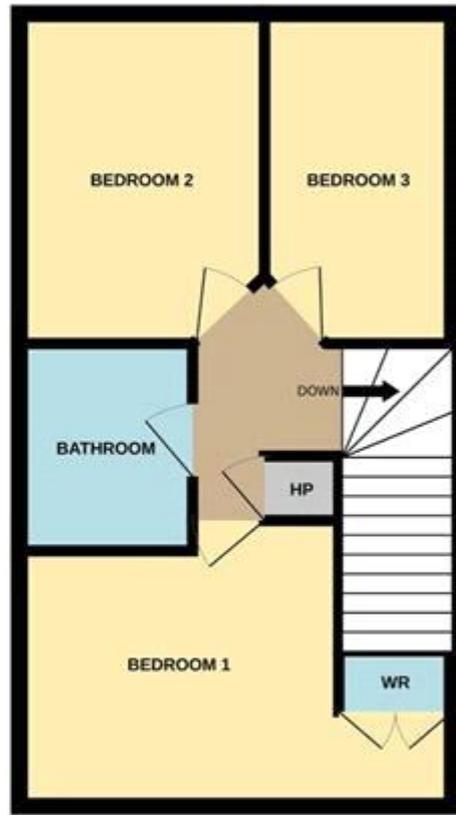
Details from the LPSNI website - estimated rates bill £870.00



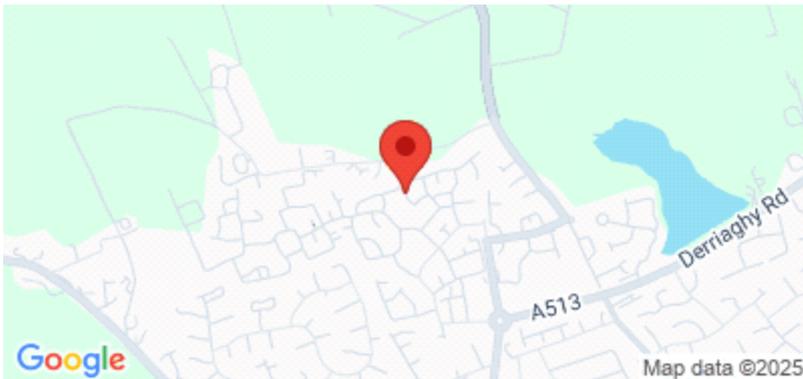
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.