



**23 LADY WALLACE WALK,
LISBURN, BT28 3GY**

- A Well Presented Stone Finish Detached Property Occupying a Pleasant Corner Setting Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With Panelled Entrance Door And Laminated Timber Floor
- Lounge With Laminated Timber Floor
- Kitchen/Dining Area With Integrated Oven And Hob
- Cloakroom With Low Flush Suite
- Two Bedrooms (One With Built In Storage)
- Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C76

REF: DL050824SR

- Front And Side Garden Laid In Lawn With Pavior Brick Set Driveway
- Enclosed Rear Garden Laid In Lawn With Paved Patio Area
- Attached Garage With Remote Control Electric Roller Shutter Door
- Gas Fired Central Heating System / Alarm System
- PVC Double Glazed Windows
- Excellent C76 Energy Efficiency Rating

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Panelled entrance door with double glazed side panel. Laminated timber floor.

LOUNGE:

14' 6" x 11' 9" (4.42m x 3.58m)

Measurements taken to widest points. Laminated timber floor. Open plan to kitchen/dining area.

KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

14' 6" x 9' 1" (4.42m x 2.77m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated gas hob. Integrated oven. Extractor unit in stainless steel canopy. Bowl and a half single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Plumbed for dishwasher. Storage cupboard with gas fired boiler. Part tiled walls. Tiled floor. PVC double glazed double doors to rear patio area and garden. Storage under stairs.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor.



FIRST FLOOR

BEDROOM (1):
14' 6" x 10' 11" (4.42m x 3.32m)
Built in storage.



BEDROOM (2):
9' 10" x 9' 1" (3.00m x 2.78m)



BATHROOM:

White suite. Panelled shower bath with mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls.

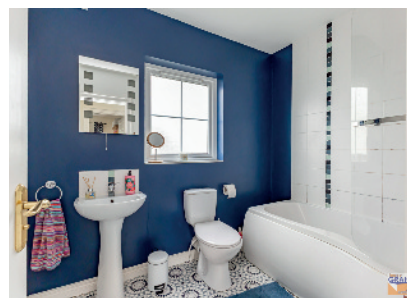


OUTSIDE

Front and side garden laid in lawn with pavior brick set driveway. Enclosed rear garden laid in lawn with paved patio area. Pavior brick set patio area. Raised flowerbeds with shrubbery. Outside tap and light.

ATTACHED GARAGE:

16' 7" x 10' 7" (5.05m x 3.22m)
Remote control electric roller shutter door. Light and power.



DIRECTIONS

From Prince William Road continue to the roundabout and turn left. Take the first right onto Lady Wallace Lane. At the end of the road turn right. 23 Lady Wallace Walk is at the end of the road on the left.

TENURE:

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

RATES PAYABLE:

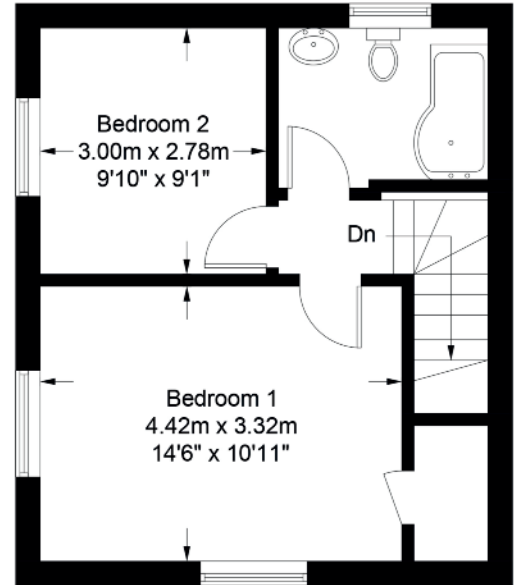
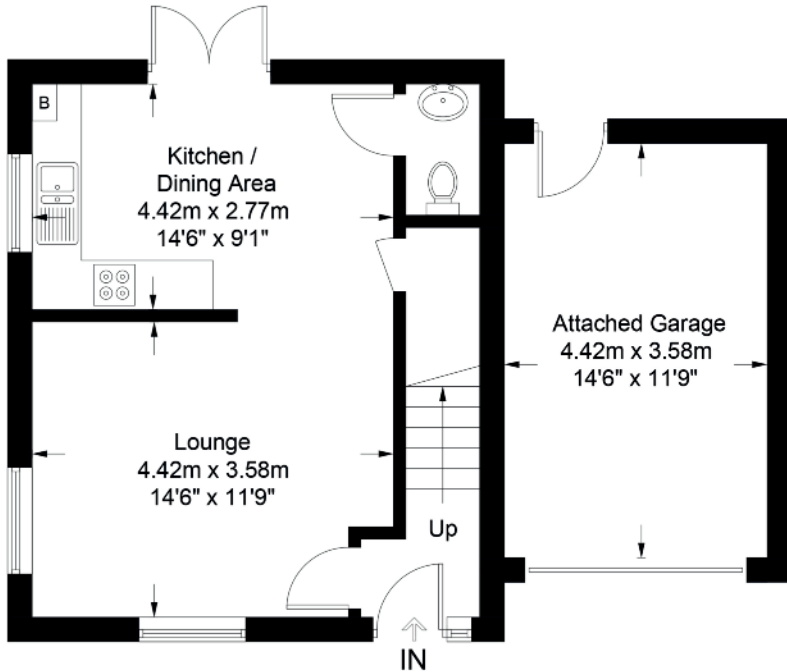
For period April 2024 to March 2025 £957.00

SERVICE CHARGE:

A service charge of £52 half yearly (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.





Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1109557)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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