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- A Most Outstanding And Exceptionally Well Presented Semi Detached Property Situated Close To Lisburn City Centre, Excellent Schools For All Ages And Lisburn Train Station
- Lounge With Oak And Granite Fireplace And Oak Laminated Timber Floor
- Luxury Fitted Kitchen And Dining Area With Integrated Appliances
- PVC Double Glazed Conservatory With Patio Door Leading To South Facing Patio Garden
- Two Bedrooms (One With Range Of Built In Robes)
- Luxury Bathroom With Bath And Quadrant Shower Cubicle
- Enclosed And South Facing Patio Garden With Private Aspects / Parking For 2 Cars To Front

### PRICE: OFFERS IN THE REGION OF £177,500

VIEWING BY APPOINTMENT THROUGH AGENTS ENERGY EFFICIENCY RATING D64

REF:DLI50824HG



- Timber Storage Shed With Sub Divided Office/Store
- Gas Fired Central Heating System With Baxi Combi Boiler
- PVC Double Glazing And Composite Entrance Door
- An excellent opportunity to acquire a most outstanding example of these
  popular properties within walking distance of the city centre and Wallace
  Park. The present owners have maintained and presented the property
  to the highest standards, we strongly recommend early viewing.



#### ACCOMMODATION:

Measurements are approximate.

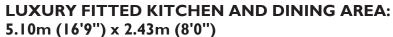
#### **ENTRANCE HALL:**

Composite double glazed entrance door. Oak laminated timber floor.

#### LOUNGE:

#### 4.09m (13'5") x 3.62m (11'11")

Oak and granite fireplace with coal effect gas fire. Oak laminated timber floor.



Range of high and low level units. Laminated worktops. Franke single drainer stainless steel sink unit with mixer tap. Hotpoint integrated oven and gas hob. Extractor hood in stainless steel and glass canopy. Plumbed for washing machine. Part tiled walls. Ceramic tiled floor. Open plan to storage under stairs. Built in cupboard with baxi combi boiler.



#### CONSERVATORY:

2.50m (8'2") x 2.35m (7'9")

PVC double glazed door leading to rear patio area. Ceramic tiled floor.











#### **FIRST FLOOR**

#### BEDROOM (1): 5.00m (16'5") x 2.98m (9'9")

Measurements taken to widest points and to include range of built in robes with sliding mirror doors. Limed oak effect laminated timber floor.





#### BEDROOM (2): 3.48m (11'5") x 2.59m (8'6") Oak effect laminated timber floor.



#### **LUXURY BATHROOM:**

White suite. Panelled bath. Centre mount mixer tap and shower attachment. Quadrant shower cubicle. Thermostatic shower. Pedestal wash hand basin with mono style mixer tap. Tiled splashback. Recessed spotlights. Oak effect herringbone design vinyl flooring.



#### **OUTSIDE**

Gravel parking area to front with space for two cars. Enclosed and south facing patio garden to rear with spacious paved patio area. Timber storage shed with light and power. Sub divided with office/store.



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 £696.00

#### **DIRECTIONS:**

From Railway Street turn into Wallace Avenue, number 38 is on the right.

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



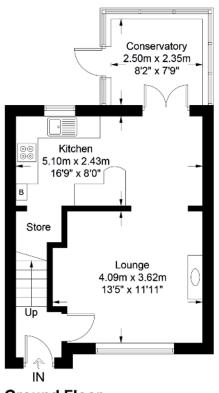


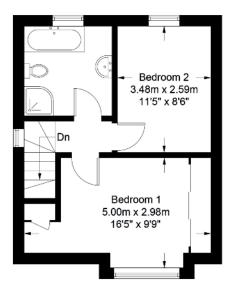






#### 38 Wallace Avenue





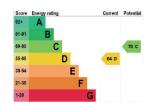
**Ground Floor** 

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1114379)







#### VALUATION SERVICE

We can arrange a FREE pre sale valuation of your property at a time to suit you.

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