



## **6 SIR RICHARD WALLACE VIEW, LISBURN, BT28 3NY**

- An Exceptionally Well Presented Detached Property Occupying A Prime Corner Setting Within This Highly Desirable Residential Location Convenient To Both Lisburn And Belfast
- Entrance Porch With PVC Composite Double Glazed Entrance Door And Tiled Floor
- Entrance Hall With Tiled Floor / Cloakroom With Low Flush Suite
- Lounge With Impressive Polished Limestone And Granite Fireplace Plus Large Bay Window
- Kitchen/Dining Area With Range Of Integrated Appliances
- Three Good Sized Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite Including Thermostatic Shower And Chrome Finish Heated Towel Rail

**PRICE: OFFERS IN THE REGION OF £249,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C77**

**REF: DL060924SR**

- Pavior Brick Set Driveway And Pathway To Front
  - Enclosed And Private Rear Garden Laid In Lawn With Paved Patio Area And South Facing Aspects
  - Gas Fired Central Heating System
  - PVC Double Glazed Windows And External Doors
  - Excellent C77 Energy Rating For Lower Running Costs
- ACCOMMODATION** Measurements are approximate.

### **ENTRANCE PORCH:**

PVC composite double glazed entrance door with double glazed window above. Tiled floor.

### **ENTRANCE HALL:**

Tiled floor. Storage under stairs with light.

### **CLOAKROOM:**

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

### **LOUNGE:**

**16' 3" x 12' 8" (4.95m x 3.86m)**

Measurements taken into bay window. Polished limestone and granite fireplace with coal effect gas fire. Solid wood floor.

### **KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:**

**23' 9" x 10' 7" (7.25m x 3.23m)**

Measurements taken to widest points. Range of high and low level units. Wood strip effect round edge surfaces. Integrated oven. Integrated gas hob. Integrated fridge freezer. Integrated dishwasher. Integrated washer/dryer. Extractor unit in stainless steel canopy. Bowl and a half stainless steel sink unit with mono style mixer tap. Storage cupboard with gas fired boiler. Part tiled walls. Tiled floor. Recessed spotlights. PVC double glazed double doors to rear patio area and garden.



## FIRST FLOOR

### BEDROOM (1):

14' 4" x 10' 3" (4.38m x 3.12m)

Measurements taken to widest points.



### SHOWER ROOM EN SUITE:

Large shower cubicle with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Chrome finish heated towel rail.



### BEDROOM (2):

14' 1" x 9' 1" (4.28m x 2.76m)

### BEDROOM (3):

9' 3" x 9' 0" (2.82m x 2.75m)

### BATHROOM:

White suite. Panelled shower bath with centre mount mixer tap and thermostatic shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Wood effect tiled floor. Recessed spotlights. Chrome finish heated towel rail. Separate storage cupboard on landing.



## OUTSIDE

Pavior brick set driveway and pathway. Mature shrubs in bark beds. Enclosed and private rear garden laid in lawn with paved patio area. Lower gravel area with mature trees. Outside tap and light. Garden shed. South facing aspects.



## DIRECTIONS

From Lady Wallace Road turn onto Sir Richard Wallace Road. Turn right onto Sir Richard Wallace Drive then turn right into Sir Richard Wallace View. Number 6 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.



**TENURE:**

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

**RATES PAYABLE:**

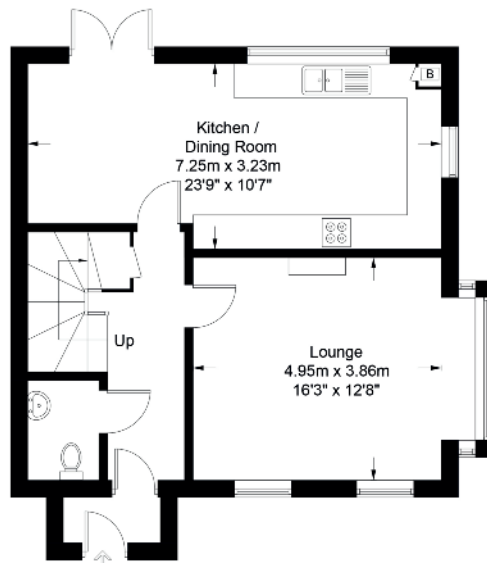
For period April 2024 to March 2025 £1,218.00

**SERVICE CHARGE:**

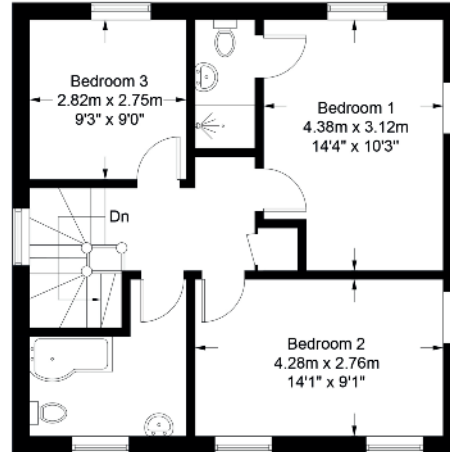
A service charge of £8.67 per month (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



6 Sir Richard Wallace View

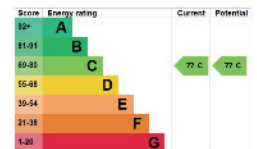


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1122716)



**VALUATION SERVICE**

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

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