



17 LADY WALLACE FORGE, LISBURN, BT28 3WQ

- An Exceptionally Well Presented Mid TownHouse Property Situated Within This Highly Desirable Residential Location In Close Proximity To Local Schools For All Ages And Local Amenities
- Entrance Hall With Panelled Entrance Door And Laminated Timber Floor
- Cloakroom With Low Flush Suite
- Open Plan Lounge With Multi Fuel Burning Stove On Granite Hearth And Laminated Timber Floor
- Kitchen/Dining Area With Integrated Appliances
- Three Good Sized Bedrooms (One With En Suite Shower Room)
- Bathroom With White Suite Including Thermostatic Shower

PRICE: OFFERS IN THE REGION OF £229,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B83

REF: DL311024SR

- Front Garden Laid In Gravel With Pavior Brick Path To Entrance Door
- Enclosed And Private Rear Garden Laid In Pavior Brick
- Gas Fired Central Heating System
- Electric Vehicle Charging Unit / Alarm System
- PVC Double Glazed Windows
- Excellent B83 Energy Rating For Lower Running Costs

ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

Panelled entrance door with double glazed fanlight window above. Storage under stairs. Laminated timber floor.

CLOAKROOM:

Low flush suite. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Laminated timber floor.

LOUNGE:

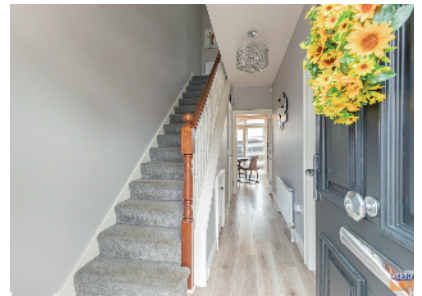
14' 4" x 11' 4" (4.36m x 3.45m)

Multi fuel burning stove on granite hearth. Laminated timber floor. Open plan to kitchen/dining area.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

18' 3" x 9' 9" (5.55m x 2.96m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated gas hob. Integrated fridge/freezer. Integrated dishwasher. Extractor unit in stainless canopy. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Storage cupboard with gas fired boiler. PVC double glazed double doors to rear patio garden. Laminated timber floor. Recessed spotlights. Open plan to lounge.



FIRST FLOOR

BEDROOM (2):

12' 3" x 11' 4" (3.74m x 3.46m)

Measurements taken to widest points.



BEDROOM (3):

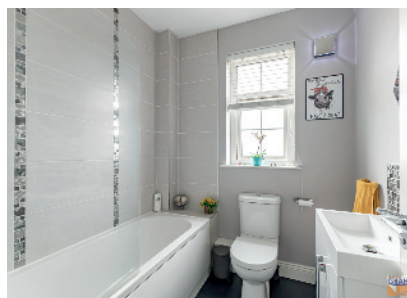
11' 9" x 11' 4" (3.57m x 3.46m)

Measurements taken to widest points.



BATHROOM:

White suite. Panelled bath with mixer tap and thermostatic shower. Vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Part tiled walls. Tiled floor. Separate hotpress on landing.



SECOND FLOOR

BEDROOM (1): 19' 10" x 14' 7" (6.04m x 4.45m)

Measurements taken to widest points and into sloping ceilings. Under eave storage. Roof window.



EN SUITE SHOWER ROOM:

Quadrant shower cubicle with tiled walls and thermostatic shower with drencher head. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor. Roof window.



OUTSIDE

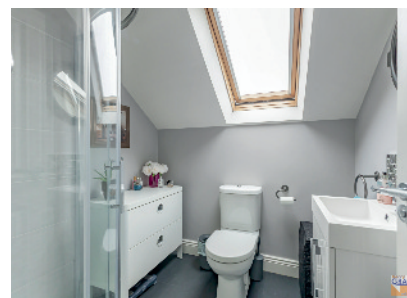
Front garden laid in gravel with pavior brick path to entrance door. Gated entrance. Enclosed and private rear patio garden laid in pavior brick. Outside tap and light. Double gates. External power sockets. Garden shed. Electric vehicle charging unit.

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 £1,131.00

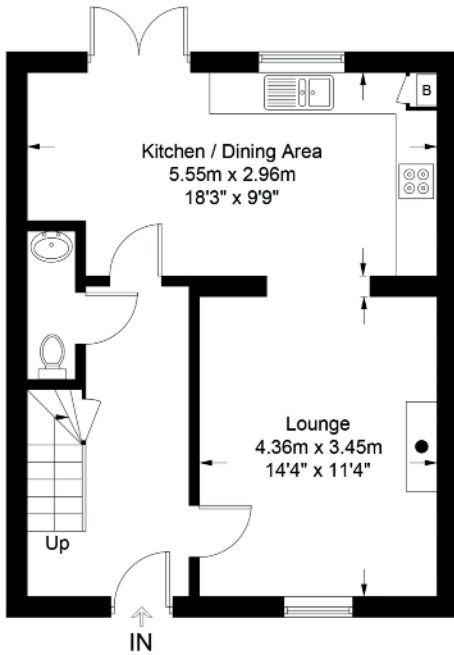
DIRECTIONS: From Lady Wallace Road turn onto Lady Wallace Forge. Number 17 is on the right.

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

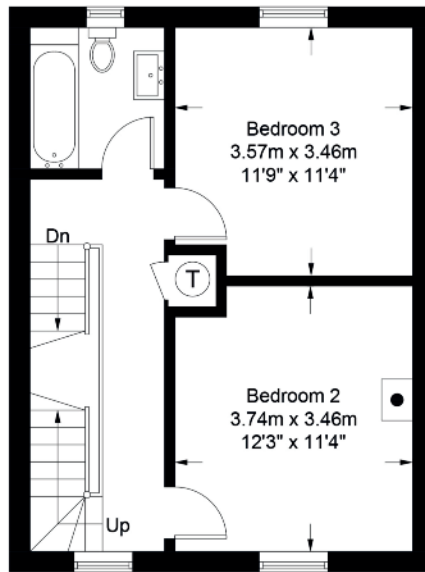


17 Lady Wallace Forge

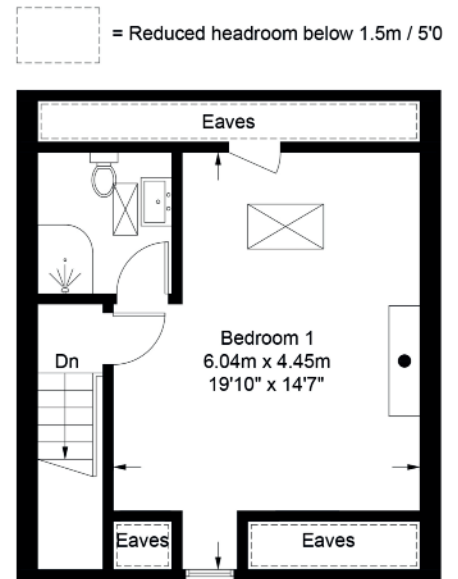
Approximate Gross Internal Area
 Ground Floor = 45.6 sq m / 491 sq ft
 First Floor = 42.2 sq m / 454 sq ft
 Second Floor = 30.3 sq m / 326 sq ft
 Total = 118.1 sq m / 1271 sq ft
 (Excluding Eaves)



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1140364)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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