



7 WALLACE AVENUE, LISBURN, BT27 4AA

- An Exceptionally Well Presented And Extended Semi Detached Property Situated Within This Highly Desirable Residential Location In Close Proximity To Lisburn City Centre And Local Schools For All Ages
- Entrance Hall With Glazed Entrance Door And Tiled Floor
- Lounge With Decorative Wooden And Tiled Fireplace Plus Solid Wood Floor
- Open Plan Family Room With Multi Fuel Burning Stove On Tiled Hearth
- Extended Luxury Kitchen/Dining Area With Integrated Appliances
- Three Bedrooms (One With Luxury Shower Room En Suite)
- Study Area
- Luxury Bathroom With White Suite Including Shower Enclosure And Freestanding Bath Tub

PRICE: OFFERS IN THE REGION OF £219,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING E54

REF: DL310125SR

- Artificial Grass And Tarmac Area To Front Plus Tarmac Driveway With Double Gates
 - Enclosed And Private Rear Garden Laid In Artificial Grass With Patio Area
 - Timber Decking Area To Rear With Hut Tub
 - Large Garden Shed With Light
 - Oil Fired Central Heating System
 - Double Glazed Windows
- ACCOMMODATION** Measurements are approximate.

ENTRANCE HALL:

Glazed entrance door. Tiled floor.

LOUNGE:

13' 11" x 12' 8" (4.25m x 3.87m)

Measurements taken to widest points. Decorative wooden and tiled fireplace with open fire. Solid wood floor.

OPEN PLAN FAMILY ROOM:

14' 7" x 10' 1" (4.45m x 3.08m)

Measurements taken to widest points. Multi fuel burning stove on tiled hearth. Herringbone style solid wood floor. Open plan to kitchen/dining area.



EXTENDED LUXURY KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

17' 9" x 15' 1" (5.41m x 4.60m)

Excellent range of high and low level units. Granite work tops. Integrated double Nordmende oven. Integrated induction hob. Integrated dishwasher. Central island unit with bowl and a half stainless steel Franke sink unit with double granite drainer and swan neck mono style mixer tap. Extractor unit in stainless steel canopy. Plumbed for washing machine. Storage under stairs. Recessed LED spotlights. Roof lantern. Part tiled walls. Tiled floor. Double glazed double doors to rear patio area and garden. Open plan to family room.



FIRST FLOOR

BEDROOM (2):

11' 2" x 11' 1" (3.40m x 3.38m)

Measurements taken to widest points. Recessed spotlights.



BEDROOM (3):

12' 1" x 10' 5" (3.68m x 3.17m)

Measurements taken to widest points and to include built in storage.

STUDY AREA:

11' 11" x 6' 7" (3.64m x 2.01m)

Storage under stairs. Solid wood floor. Recessed spotlights.



LUXURY BATHROOM:

White suite. Shower enclosure with thermostatic shower and tiled walls. Drencher head. Freestanding bath tub with floor mounted mono style mixer tap and shower attachment. Pedestal wash hand basin with mixer tap and tiled splashback. Close couple low flush wc. Chrome finish heated towel rail. Tiled floor. Separate storage cupboard on landing.



SECOND FLOOR

BEDROOM (1):

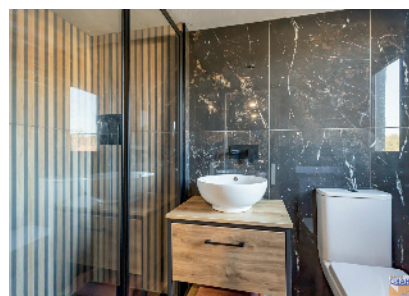
16' 6" x 13' 3" (5.03m x 4.04m)

Measurements taken to widest points. Herringbone style laminated timber floor. Under eave storage. Recessed LED spotlights. Double glazed sliding door to Juliette balcony.



LUXURY SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower and drencher head. Vanity unit with circular wash hand basin and wall mounted mono style mixer tap. Close couple low flush wc. Heated towel rail. Tiled walls. Herringbone style laminated timber floor.



OUTSIDE

Artificial grass and tarmac area to front. Path to entrance door. Gated entrance. Tarmac driveway with double gates. Enclosed and private rear garden laid in artificial grass with patio area. Timber decking area to rear. Hot tub. PVC oil storage tank. Boiler house with oil fired boiler. Enclosed area to side. Outside tap and light.

LARGE GARDEN SHED:

19' 6" x 7' 10" (5.95m x 2.39m)

Measurements taken to widest points. Two double entrance doors. Light.



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 £870.00

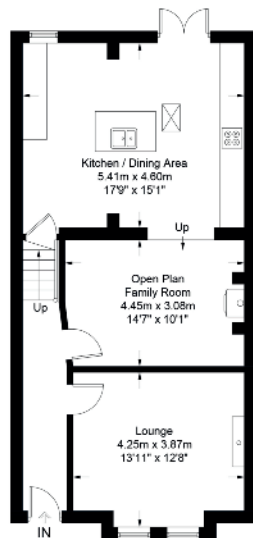
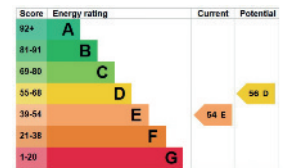
DIRECTIONS

From Railway Street turn left onto Wallace Avenue. Number 7 is on the left.

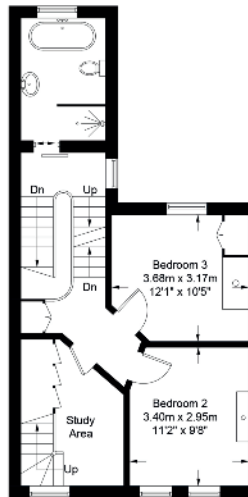
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



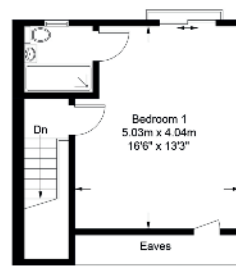
7 Wallace Avenue



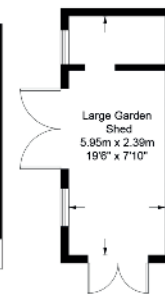
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlaba.co © 2025 (ID1163187)

VALUATION SERVICE

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

www.hgraham.co.uk

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