



40 LADY WALLACE GARDENS

Lisburn BT28 3GW

- Semi detached home
- Three bedrooms
- Living room
- Kitchen with dining area
- Downstairs w.c
- Family bathroom
- Master bedroom ensuite
- Off street parking
- Enclosed Rear garden
- Beautifully presented throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £219,950

40 Lady Wallace Gardens

, Lisburn, BT28 3GW



Entrance Hall

PVC front door into entrance hall with wooden flooring.

Living Room

14'8" x 13'4" (4.47m x 4.06m)
Fireplace with wooden surround and granite inset and hearth with feature gas fire. Wooden flooring.

Inner Hallway

Window to side. Tiled floor. Access to under stair storage cupboard.

Kitchen/Dining Room

14'2" x 12'5" (4.32m x 3.78m)
Modern fitted kitchen with a range of high and low rise units with integrated stainless steel sink and drainer. Electric oven and gas hob with overhead stainless steel extractor fan. Integrated fridge/freezer and dish washer. Tiled

floor. Space for dining. Double patio doors to rear garden.

WC

White suite encompassing low flush W/C and wash hand basin. Tiled floor and splash back. Window to rear.

Landing

Window to side. Access to roof space.

Bedroom 1

13'7" x 9'3" (4.14m x 2.82m)
Rear facing.

En-suite

White suite encompassing low flush W/C, wash hand basin and shower. Tiled walls and floor.

Bedroom 2

10'2" x 7'4" (3.10m x 2.23m)
Rear facing.

Bedroom 3

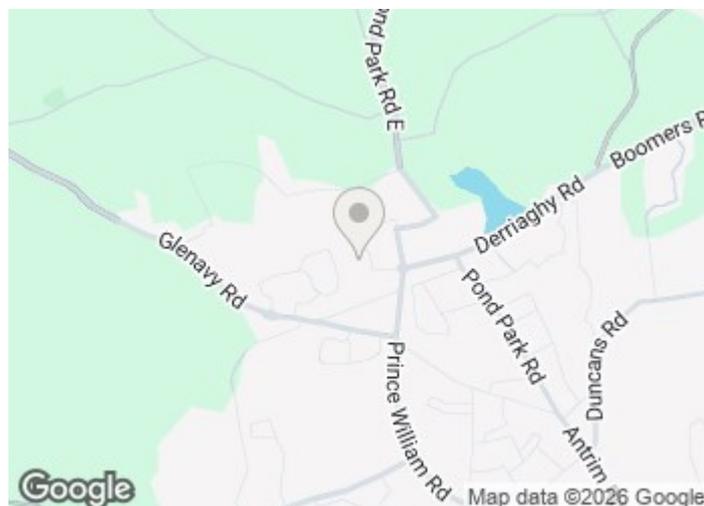
11'9" x 9'10" (3.58m x 3.00m)
Front facing.

Bathroom

White suite encompassing low flush W/C, wash hand basin and bath. Tiled floor and part tiled walls.

Outside

To the front - paved driveway with space for off street parking and stoned areas with mature shrubbery. To the rear - enclosed rear garden with area laid in lawn with feature flowerbed with mature shrubbery and paved patio area ideal for outside entertaining.

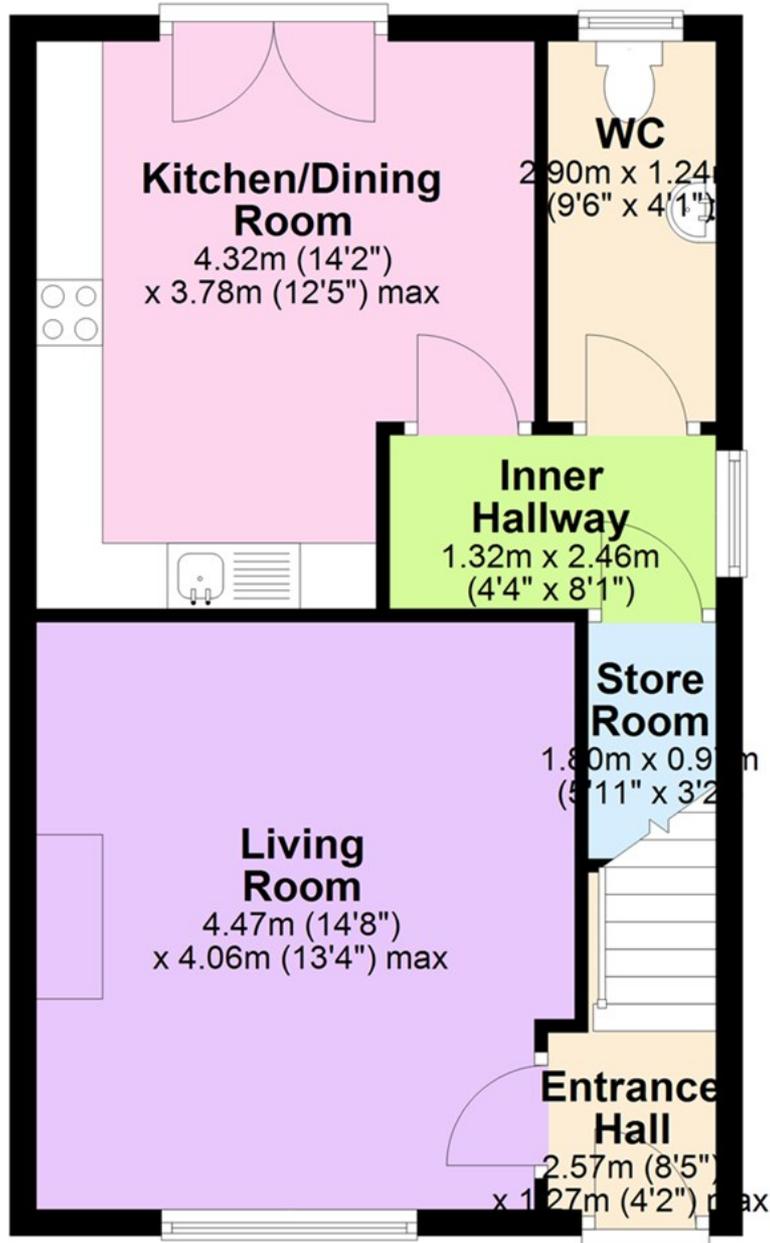


Directions

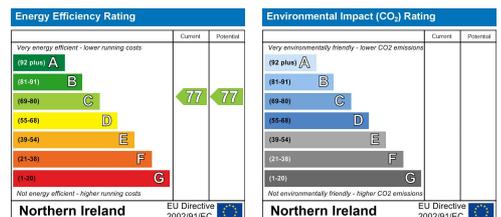


Floor Plan

Ground Floor



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