



## 58 Glebe Walk, Lisburn

OIRO £132,500

**SSTC**

A well presented mid terraced home with bright modern decor throughout in a cul de sac setting convenient to Warren Gardens and Longstone shopping, schools, churches and public transport.

Mid terrace | Lounge | Kitchen/dining | Downstairs WC | 3 Bedrooms | Garden | FTTP broadband | Gas heating | PVC Double Glazing |

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A well presented mid terraced home with bright modern decor throughout in a cul de sac setting convenient to Warren Gardens and Longstone shopping, schools, churches and public transport.

Externally there is a double width driveway to the front with external power points and a low maintenance enclosed rear garden.

The accommodation briefly comprises hallway, lounge, modern kitchen, rear porch/utility, ground floor WC, 3 bedrooms and excellent bathroom.

PVC double glazed windows and external doors and gas fired central heating add to the comforts of this lovely home.

With limited supply of properties in this price bracket and in such good condition, the property will appeal to first time buyers and investors alike we recommend early viewing.

## GROUND FLOOR :

### Entrance hall

PVC front door. Tiled floor. Single panelled radiator.

### Lounge

w: 4m x l: 4.15m (w: 13' 1" x l: 13' 7")

Laminate flooring. Double panelled radiator.

### Kitchen/dining

w: 3.4m x l: 4.15m (w: 11' 2" x l: 13' 7")

Good range of high and low level units in white gloss finish. 1.5 bowl stainless steel sink unit, mixer tap. Cooker space with stainless steel and glass extractor over. Integrated fridge/freezer. Plumbed for dishwasher. Breakfast bar. Concealed bins. PVC panelled ceiling with recessed lights. Part tiled walls. Tiled floor. Storage under stairs. Antique style radiator. Cupboard with 'Ideal' gas combi boiler.

### Rear hall

Tiled floor. Plumbed for washing machine. Space for tumble dryer. PVC panelled ceiling with recessed lights. PVC rear door.

### WC

Tiled floor. Low flush WC. Corner wash hand basin, mixer tap. PVC panelled ceiling with recessed lights.

## FIRST FLOOR:

### Landing

Single panelled radiator. Storage cupboard.

### Bedroom 1

w: 3.16m x l: 3.36m (w: 10' 4" x l: 11' )

Laminate flooring. Single panelled radiator.

### Bedroom 2

w: 2.15m x l: 4m (w: 7' 1" x l: 13' 1")

Laminate flooring. Single panelled radiator.

### Bedroom 3

w: 1.85m x l: 2.95m (w: 6' 1" x l: 9' 8")

Laminate flooring. Single panelled radiator.

### Bathroom

Panelled bath with mixer tap with shower attachment. Shower screen. Wash hand basin with mixer tap in vanity unit. Low flush WC. Chrome heated towel rail. Wall and floor tiling. PVC panelled ceiling with recessed lights.



### Outside

Tarmac driveway to front. External power point.

Enclosed low maintenance rear garden. Outside tap. Outside light.  
Garden shed.

### Required info under Trading Standards Guidance

#### TENURE

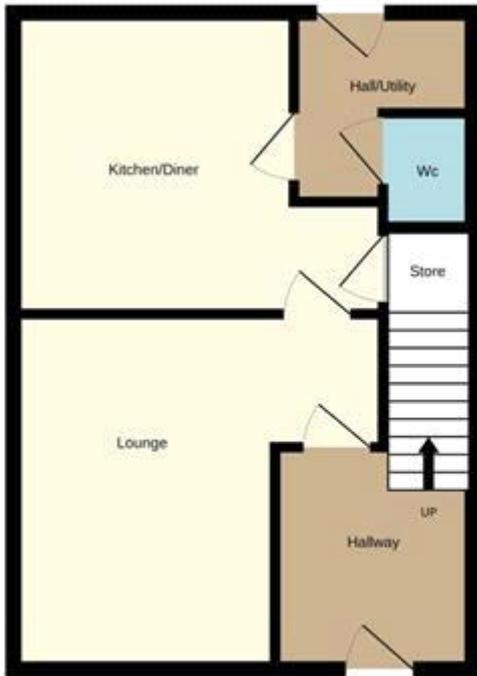
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

#### RATES PAYABLE

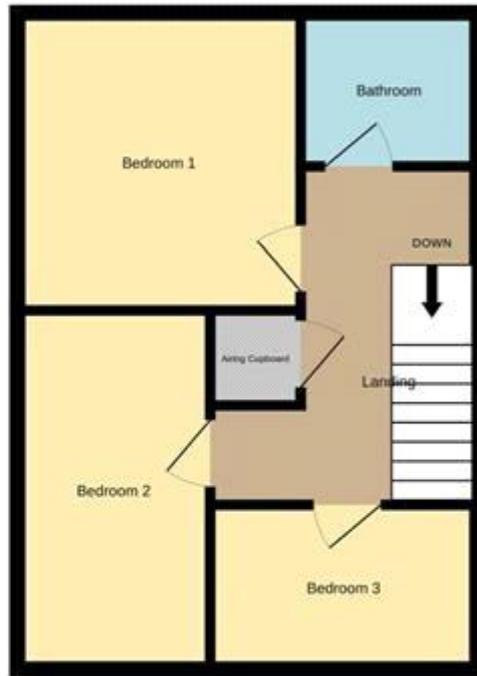
Details from the LPSNI website - estimated domestic rate bill £591.37



Ground floor



1st floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.