



**8 LADY WALLACE CRESCENT
LISBURN BT28 3GP**

**OFFERS OVER
£455,000**

A stunning detached family home in the ever popular Lady Wallace area of Thaxton, benefiting from great accessibility by road and rail links to Belfast, with leading schools for all ages within a short distance, it's easy to recognise why the area is a family favourite, meeting the needs of a wide range of discerning buyers.

This most attractive property combines an appealing elevation with well proportioned family accommodation over 2 floors. The classically styled home was built to the usual high standards for which Porter Homes are well known, including concrete upper floors, high ceilings, quality joinery and internal fittings, zoned oil fired central heating, a pressurised hot water system and PVC double glazed windows.

This home is presented to an excellent standard throughout and the ground floor comprises entrance hall, living room, dining room, a stunning open plan kitchen with dining area continuing into the beautiful rear sun lounge, utility room and ground floor WC.

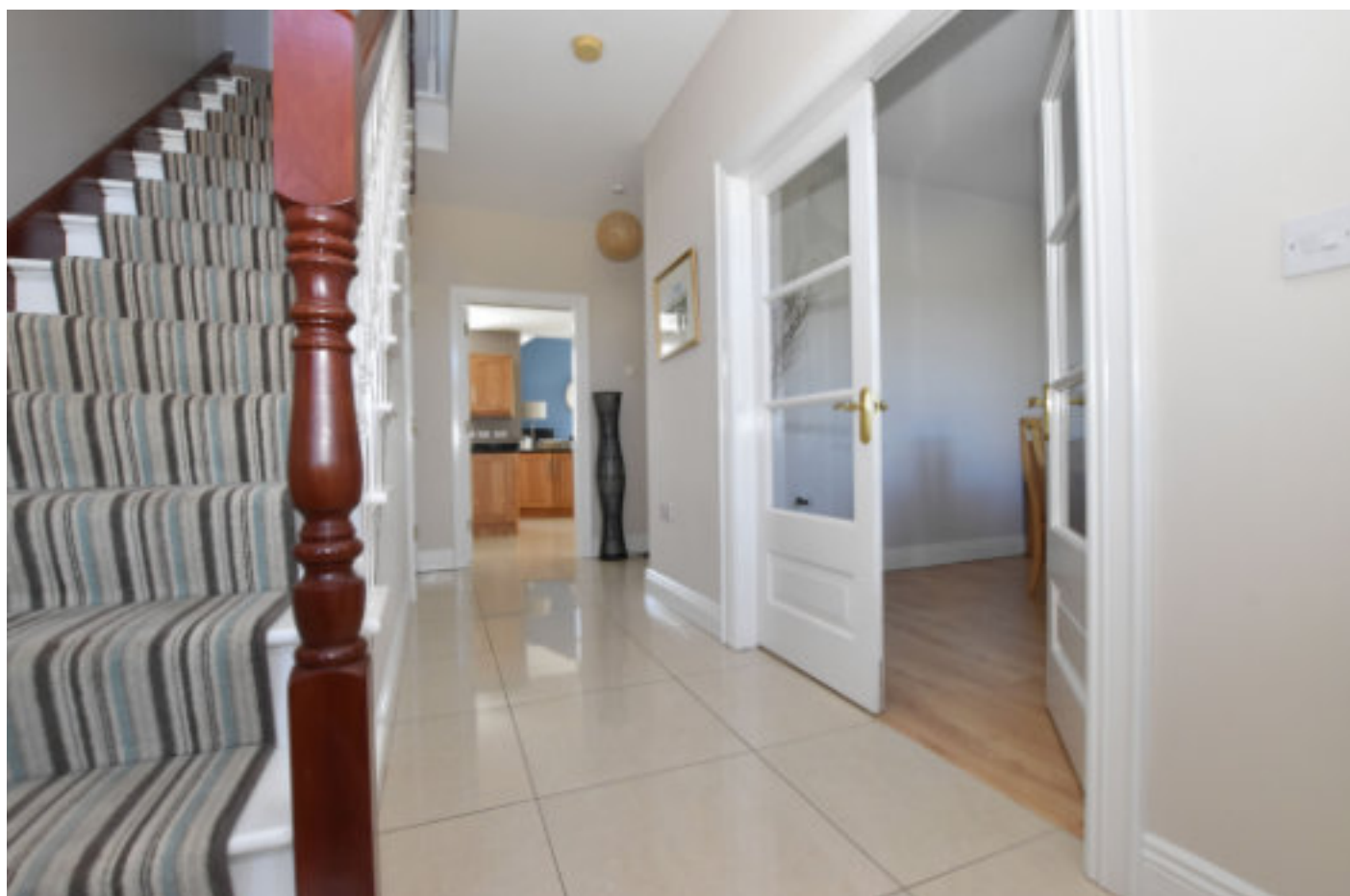
At first floor level is the principal bedroom with ensuite shower room, 3 further good sized bedrooms and the exceptional main bathroom, all set around an attractive open landing.

The property enjoys elevated views to the rear over Lisburn city with enclosed and landscaped rear gardens in lawn with a large brick pavior patio area and benefiting from a good degree of maturity and privacy.

There is excellent on site parking with the tarmac driveway and a detached single garage. The property is set within a small cul de sac, overlooking a common green and with additional parking available to the front.

ENTRANCE HALL

4 panel hardwood entrance door with glazed sidelights and fanlight over. Stairs with mahogany newel and handrail painted balustrade. Polished tiled flooring.



LIVING ROOM

3.67m x 5.07m (12' x 16' 8")

Feature limestone fireplace with granite inset and hearth. Open fire. Oak laminate flooring.



Dining Room

3.58m x 3.66m (11' 9" x 12')

Oak laminate flooring. Glazed double doors from hallway.



Lounge/Sun room

3.9m x 4.32m (12' 10" x 14' 2")

Feature vaulted ceiling. 'Kwam' contemporary log burner stove. Polished tiled flooring. Patio doors to patio and rear garden.



Kitchen/dining

3.8m x 7m (12' 6" x 23')

Excellent range of high and low level units with polished granite worktops and upstands. Inset stainless steel sink unit, mixer tap. 'Neff' oven, 'combi' microwave and warming drawer. 'Neff' induction hob with stainless steel and glass extractor over. Granite splashback. Integrated dishwasher. Integrated fridge. Polished tiled flooring.

Feature island unit. Breakfast bar.

Dining area with bay window.

Open to lounge/sun room.



Utility Room

1.76m x 2.65m (5' 9" x 8' 8")

Range of high and low level units to match kitchen. Plumbed for washing machine. Space for tumble dryer. Polished tiled flooring. Part glazed PVC door to rear.

WC

Pedestal wash hand basin, mixer tap. Low flush WC. Polished tiled flooring.



Landing

Shelved hot press with pressurised water tank. Access to roofspace. Double panelled radiator.

Bedroom 1

3.66m x 5.11m (12' x 16' 9")

Laminate flooring. Double panelled radiator.

En-suite

Shower enclosure with 'Hansgrohe' shower. 'Duravit' wash hand basin on vanity. Low flush WC. Chrome towel rail. Single panelled radiator. Extractor fan. Spot lights. Wall and floor tiling. Electric mirror.



Bedroom 2

3.78m x 3.8m (12' 5" x 12' 6")

Laminate flooring. Double panelled radiator.



Bedroom 3

3.12m x 3.82m (10' 3" x 12' 6")

Laminate flooring. Double panelled radiator.



Bedroom 4

2.8m x 3.68m (9' 2" x 12' 1")

Laminate flooring. Double panelled radiator.



Bathroom

2.15m x 2.56m (7' 1" x 8' 5")

Corner bath with mixer tap/shower fitting. Shower enclosure with 'Aqualisa' shower. 'Duravit' wash hand basin on vanity. Low flush WC. Wall and floor tiling. Extractor fan. Spot lights. Double panelled radiator. Electric mirror.



Outside

Tarmac driveway. Double gates to enclosed rear garden with extensive pavior patio. Lawn to rear and side. Feature shrub planting. Decorative gravelled path.

PVC oil storage tank. Outside tap. External plug sockets.

Detached Garage

3.27m x 6.27m (10' 9" x 20' 7")

Roller door. PVC double glazed side door and window. Light and power. 'Warmflow' oil fired boiler.

Tenure

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

Rates payable

From LPSNI website - estimated domestic rate bill £2,000.00

OUTLOOK TO FRONT







VIEWING

By appointment with Agent

VALUATIONS

Thinking of selling ? We offer FREE, no obligation pre-sale valuations.

FINANCIAL ADVICE

We offer an independent mortgage advice service. Please contact us for further details.

ENERGY PERFORMANCE CERTIFICATE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		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.

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