



31 Lady Wallace Gardens, Lisburn BT28 3GW OIRO £255,000

A superb opportunity to purchase a beautiful 3 bedroom semi -detached house within the highly regarded Thaxton area of Lisburn, offering superb accessibility to both Lisburn and Belfast City Centres and transport links to further afield.

Semi detached house | Lounge | Open plan Kitchen/dining/living | 3 Bedrooms | Shower Room | Downstairs WC | Gardens | Gas heating | PVC Double Glazing |

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A superb opportunity to purchase a beautiful 3 bedroom semi - detached house within the highly regarded Thaxton area of Lisburn, offering superb accessibility to both Lisburn and Belfast City Centres and transport links to further afield.

No. 31 Lady Wallace Gardens is presented to an excellent standard with the accommodation briefly comprising entrance hall, spacious lounge, kitchen open plan to sunroom style living and dining area, ground floor WC, 3 good sized bedrooms and main shower room.

Outside there is a neat front garden, good width tarmac driveway parking with a gate to the enclosed low maintenance rear garden, well finished with a large brick patio area, decking area, section of artificial grass and a large timber garden shed.

The property benefits from gas heating, PVC double glazing and fascias, and an intruder alarm system.

A stunning, modern home suitable for a wide range of buyers, in a great location. Early viewing is recommended.

Entrance hall

Hardwood painted entrance door. Tiled floor.

Lounge

w: 4.15m x l: 5.06m (w: 13' 7" x l: 16' 7")

Oak flooring. 2 double panelled radiators.

Inner hall

Tiled floor. Double panelled radiator. Stairs with painted balustrade and handrails to first floor.

Kitchen/dining

w: 3.04m x l: 3.65m (w: 10' x l: 12')

Excellent range of high and low level units with cream high gloss finish. Woodblock effect laminated worktops. 1.5 bowl stainless steel sink unit, mixer tap. 4 ring gas hob. Electric under oven. Stainless steel extractor over. Integrated dishwasher. Plumbed for washing machine. Gas boiler in cupboard. Large walk in storage cupboard. Part tiled walls. Tiled floor. Double panelled radiator.

Open plan to living/dining.

Lounge/dining

w: 3.28m x l: 5.09m (w: 10' 9" x l: 16' 8")

Tiled floor. Double panelled radiator. Glazed patio doors to rear garden.

WC

Pedestal wash hand basin, mixer tap. Tiled splashback. Low flush WC. Extractor fan. Single panelled radiator. Tiled floor.

Landing

Shelved hotpress.

Bedroom 1

w: 2.8m x l: 4.18m (w: 9' 2" x l: 13' 9")

Range of built in wardrobes with sliding mirrored doors. Double panelled radiator.

Bedroom 2

w: 2.97m x l: 3.09m (w: 9' 9" x l: 10' 2")

Double panelled radiator.

Bedroom 3

w: 2.19m x l: 3.05m (w: 7' 2" x l: 10')

Single panelled radiator.



Shower Room

w: 1.92m x l: 1.96m (w: 6' 4" x l: 6' 5")

Shower enclosure with chrome mixer shower. Pedestal wash hand basin, mixer tap. Low flush WC. Part tiled walls. Tiled floor. Extractor fan. Double panelled radiator.

Outside

Front garden in lawn. Shrub bed. Pavior path. Tarmac driveway with wide parking for 2 cars.

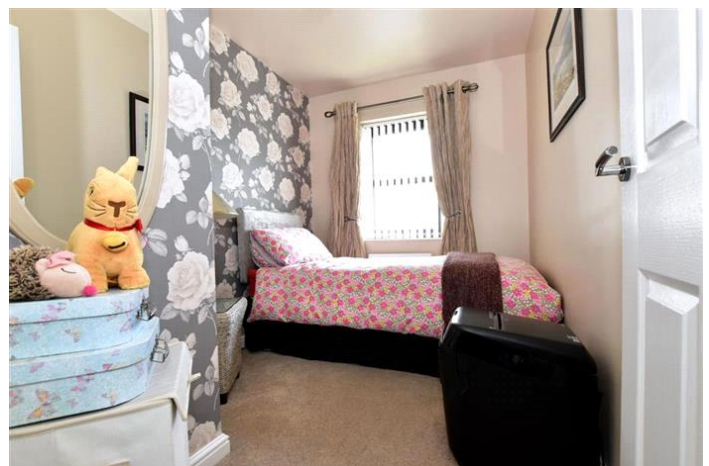
Enclosed rear garden with gate to driveway. Brick pavior patio. Decking area. Artificial grass. Large garden shed. Outside tap. External electric socket.

Tenure

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

Rates payable

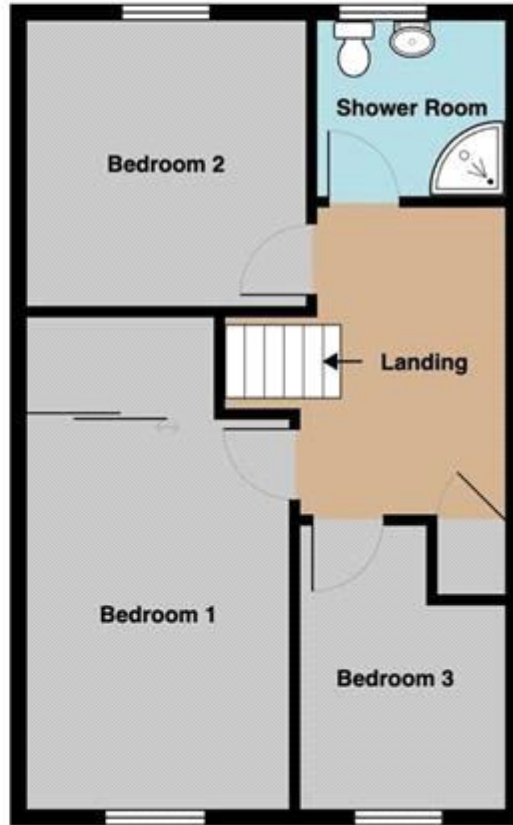
Details from the LPSNI website - estimated domestic rate bill £1238.00



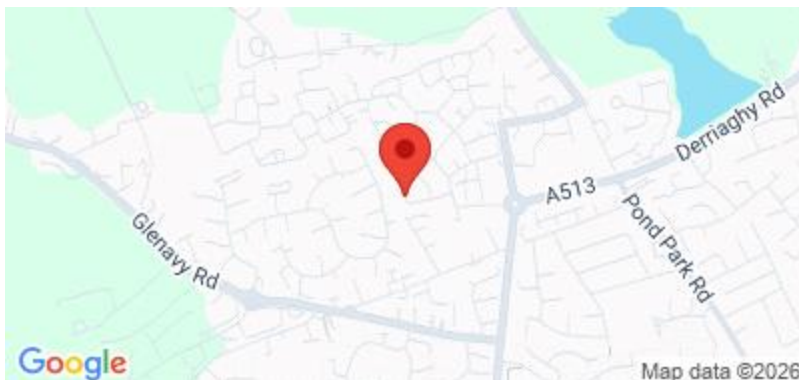
31 Lady Wallace Gardens, LISBURN, BT28 3GW



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
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.

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.