



11 SIR RICHARD WALLACEVIEW, LISBURN, BT28 3NY



- An Excellent Semi Detached Property Occupying A Prime Setting Within This Ever Popular And Convenient Residential Location
- Lounge With Polished Limestone Fireplace And Granite Hearth
- Luxury Kitchen and Dining Area With Range Of Integrated Appliances
- Sun Room With Patio Doors To South Facing Rear Garden
- Three Bedrooms
- Bathroom With White Suite To Include Shower Bath Plus Chrome Finish Heated Towel Rail
- Enclosed Rear Garden With South Westerly And Private Aspects / Parking Area To Front

PRICE: OFFERS IN THE REGION OF £219,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C79

REF:DL05062614HG

- Gas Fired Central Heating System With Worcester Boiler
- PVC Double Glazed Windows And Patio Doors
- We strongly recommend early viewing

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

Panelled entrance door. Ceramic tiled floor.

CLOAKROOM:

Low flush suite. Close couple low flush WC. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Ceramic tiled floor.

LOUNGE:

3.84m (12'7") x 3.77m (12'4")

Polished limestone fireplace with granite hearth and gas fire.

LUXURY KITCHEN/DINING AREA:

4.25m (13'11") x 3.84m (12'7")

Range of high and low level units. Granite affect round work surfaces. Bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Hoover integrated oven. Four ring gas hob. Extractor hood in stainless steel canopy. Integrated fridge freezer, dishwasher and washing machine. Under unit lighting. Part tiled walls. Ceramic tiled floor. Recessed spotlights. Storage under stairs. Open plan to sun room.

SUN ROOM:

3.20m (10'6") x 3.16m (10'4")

PVC double glazed double doors leading to patio and rear garden. Ceramic tiled floor. Recessed spotlights.



FIRST FLOOR:

BEDROOM (1): 3.15m (10'4") x 2.84m (9'4")

Large built in robe.

BEDROOM (2): 3.80m (12'6") x 2.52m (8'3")

BEDROOM (3): 2.68m (8'10") x 2.51m (8'3")

BATHROOM: White suite. Shower bath. Thermostatic shower and shower screen. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Close couple low flush WC. Marble effect tiled floor and part tiled walls. Recessed spotlights.

ROOFSpace: Aluminium extending ladder to partly floored roofspace.

OUTSIDE: Brick set parking area to front for two cars. Enclosed rear garden with south westerly and private aspects. Laid in lawn and paved patio area. Well stocked with trees and shrubs. Outside tap and light.

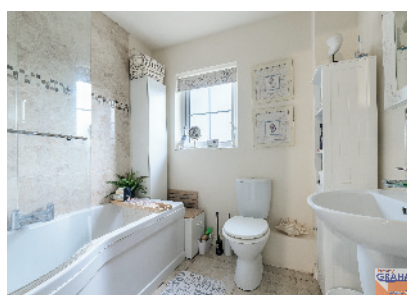
TENURE: We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE: For period April 2026 to March 2027 £1,143

SERVICE CHARGE: A service charge of £104 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS: From Sir Richard Wallace Road turn into Sir Richard Wallace Drive and then right into Sir Richard Wallace View, number 11 is on the left.

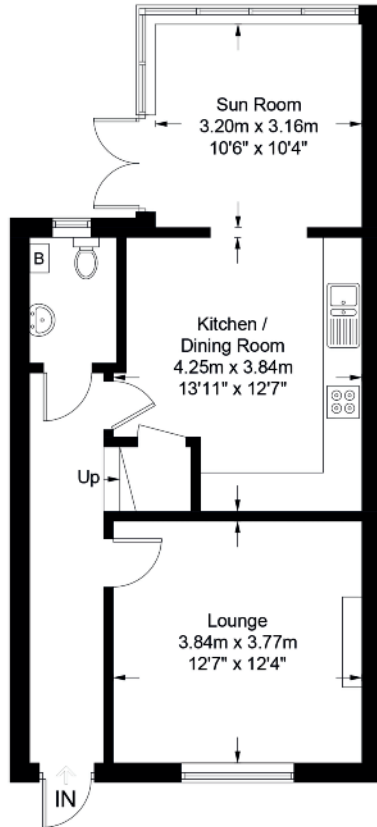
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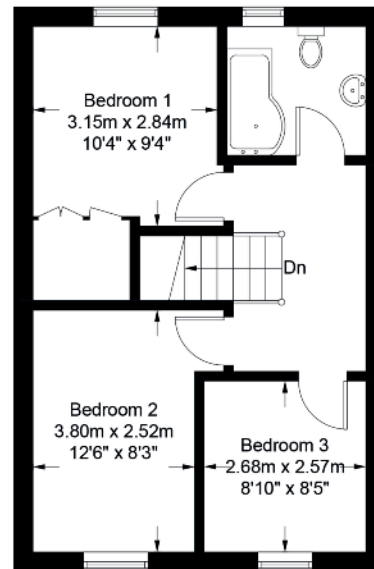
11 Sir Richard Wallace View, Lisburn

Approximate Gross Internal Area = 94.9 sq m / 1021 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor
52.9 sq m / 569 sq ft



First Floor
42.0 sq m / 452 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1306334)



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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