



I SIR RICHARD WALLACE WALK, LISBURN, BT28 3RW



- An Exceptionally Well Presented Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities
- Entrance Hall With PVC Composite Triple Glazed Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge
- Kitchen/Dining Area With Range Of Integrated Appliances
- Three Bedrooms (One With Shower Room En Suite)
- Bathroom With White Suite Including Triton Electric Shower

PRICE: OFFERS IN THE REGION OF £259,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B84

REF: DL08062618SR

- Part Floored Roofspace With Slingsby Style Ladder
 - Front Garden Laid In Lawn With Spacious Tarmac Driveway And Parking Area
 - Enclosed Rear Garden Laid In Artificial Grass With Paved Patio Area And Raised Composite Decking Area Including Hot Tub
 - Garden Shed With Light And Power
 - Gas Fired Central Heating System / Alarm System
 - PVC Fascias And Soffits / PVC Double Glazed Windows
- ACCOMMODATION** Measurements are approximate

ENTRANCE HALL:

PVC composite triple glazed entrance door with double glazed side panels. Tiled floor. Storage under stairs.



CLOAKROOM:

Low flush suite. Semi pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor. Recessed spotlight.

LOUNGE:

15' 9" x 10' 3" (4.81m x 3.12m)

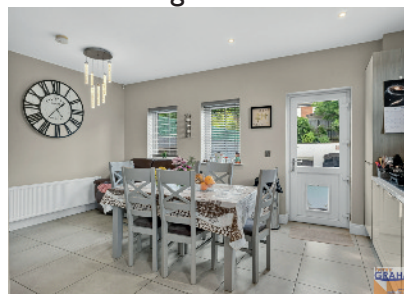
Measurements taken to widest points. Recessed spotlights.



KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

17' 5" x 16' 4" (5.30m x 4.99m)

Measurements taken to widest points. Range of high and low level units. Quartz effect work tops. Integrated oven and hob. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Built in storage cupboard with gas fired boiler. Part tiled walls. Tiled floor. Recessed spotlights. Kick board lighting. PVC double glazed door to rear patio area and garden.



FIRST FLOOR

BEDROOM (1):

14' 4" x 9' 10" (4.38m x 3.00m)

Measurements to include range of built in units.



SHOWER ROOM EN SUITE:

Shower cubicle with thermostatic shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.



BEDROOM (2):

14' 3" x 9' 10" (4.34m x 3.00m)

Measurements taken to widest points.

BEDROOM (3):

11' 4" x 7' 1" (3.46m x 2.16m)

BATHROOM:

White suite. Panelled shower bath with centre mount mixer tap and Triton electric shower. Semi pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Separate storage cupboard on landing.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Front garden laid in lawn with spacious tarmac driveway and parking area. Pavior brick path to entrance door. Enclosed rear garden laid in artificial grass with paved patio area and raised composite decking area. Hot tub. Raised flower bed with mature trees and shrubbery. Outside tap and light. External power sockets. External soffit lighting. Garden shed with light and power.



The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



TENURE:

We have been advised the tenure for this property is freehold. Where possible we have requested further information from the vendors solicitor and we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

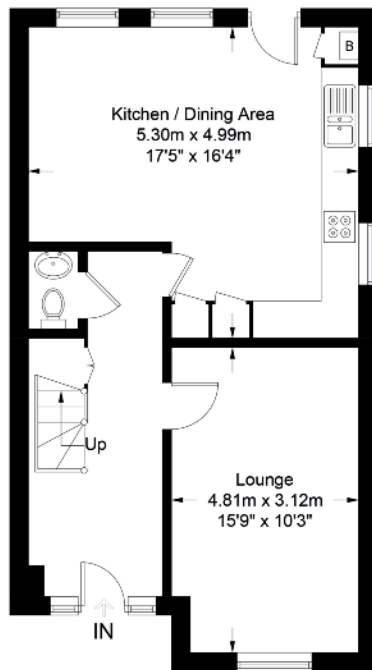
For period April 2026 to March 2027 £1,238.25

DIRECTIONS

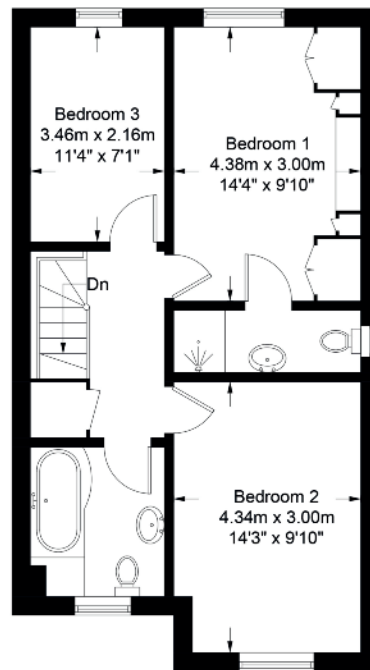
From Lady Wallace Road turn onto Sir Richard Wallace Road. Turn right onto Sir Richard Wallace Walk. Number 1 is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1 Sir Richard Wallace Walk



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307678)

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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