



Lady Wallace Lane
Lisburn, BT28 3WT

Offers in the region of £215,000



Lady Wallace Lane, Lisburn

HMK Property is delighted to introduce 12 Lady Wallace Lane, Lisburn, to the sales market. This spacious three-bedroom townhouse is located in the popular residential development of Lady Wallace. The property features a bright entrance hall with laminate flooring and under-stairs storage, and a spacious living room with a gas fire, laminate flooring, and a large picture window overlooking the front of the property. At the rear of the property is a large kitchen/dining room with an excellent range of high and low-level units, along with uPVC patio doors with direct access to a good-sized enclosed rear garden and patio area. No. 12 also benefits from a separate utility room plumbed for a washer/dryer, along with a separate downstairs W/C. On the first floor, there are three spacious bedrooms, the master with an en-suite shower room, along with a separate family bathroom and a large storage cupboard. To the rear of the property is a low-maintenance garden and patio area, and off-street parking to the front of the property. No.12 Lady Wallace Lane will make the perfect home for a range of buyers. To arrange a viewing, contact HMK Property today on 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

T 02890397712





The facts you need to know...

- Beautiful mid town house in a popular location
- Three spacious bedrooms, including a principal bedroom with en suite shower room
- Contemporary family bathroom
- Off-street parking to the front of the property
- Situated in a highly desirable location, this home is perfect for families, professionals, or anyone seeking stylish and low-maintenance living with excellent local amenities nearby
- Bright and stylish modern fitted kitchen and open plan dining with direct access to rear garden
- Separate utility room plumbed for washing machine and downstairs W/C
- Small enclosed private garden to rear of property
- Gas heating and uPVC windows throughout
- Early viewing is highly recommended to appreciate the quality and space this exceptional property offers





The property comprises...

GROUND FLOOR

Entrance hall leading to...

ENTRANCE HALL

11'10" x 10'1"

A bright entrance hall with uPVC window, laminate flooring and storage under stairs

LIVING ROOM

13'0" x 11'4"

A spacious living room with laminate flooring, a large uPVC window, and a gas fire.

KITCHEN

15'3" x 11'0"

A large open-plan kitchen/dining room with an excellent range of high and low-level kitchen units, integrated appliances to include oven, extractor fan, and four-ring gas hob, and space for a free-standing fridge/freezer. Tiled flooring and double doors leading onto the garden.





The property comprises...

UTILITY ROOM

9'7" x 5'8"

A fantastic utility room with sink, plumbed for washing machine and tumble dryer, and additional cupboard space, with direct access to the rear garden.

DOWNSTAIRS W/C

5'8" 2'9"

A useful downstairs w/c with tile flooring, low flush w/c, and ceramic sink

FIRST FLOOR

Carpeted landing with access to partially floored roofspace and additional storage cupboard.

MAIN BEDROOM

11'10" x 11'3"

A spacious master bedroom with uPVC window overlooking the rear garden and access to an en-suite shower room





The property comprises...

EN-SUITE SHOWER ROOM

5'10" x 5'9"

A spacious en-suite shower room, with a corner shower, low flush w/c, ceramic sink with extractor fan

BEDROOM TWO

12'9" x 9'10"

A good-sized double bedroom overlooking the front of the property

BEDROOM THREE / HOME OFFICE

8'1" x 7'8"

A single bedroom with vinyl flooring could be used as a home office or children's nursery

FAMILY BATHROOM

9'8" x 5'9"

A modern bathroom suite with paneled bath, pedestal sink, and low flush toilet, tiled flooring, and frosted uPVC window.

OUTSIDE

At the front of the property, there is off-street parking for up to two cars. At the rear of the house is an excellent garden with a patio.

Under the terms and conditions of the Estate Agency Act, we are obliged to inform you that 12 Lady Wallace Lane, Lisburn, is owned by a relative of an employee in HMK Property.







Additional Information

No.12 Lady Wallace Lane is conveniently located near a host of local amenities, cafes, and restaurants. No.12 will appeal to a host of buyers, particularly first-time buyers. To arrange a viewing, please contact HMK Property on 02890397712.

Need to sell to buy? Contact Hannah Kennedy today for a free property valuation on 02890397712.

ENERGY EFFICIENCY RATING

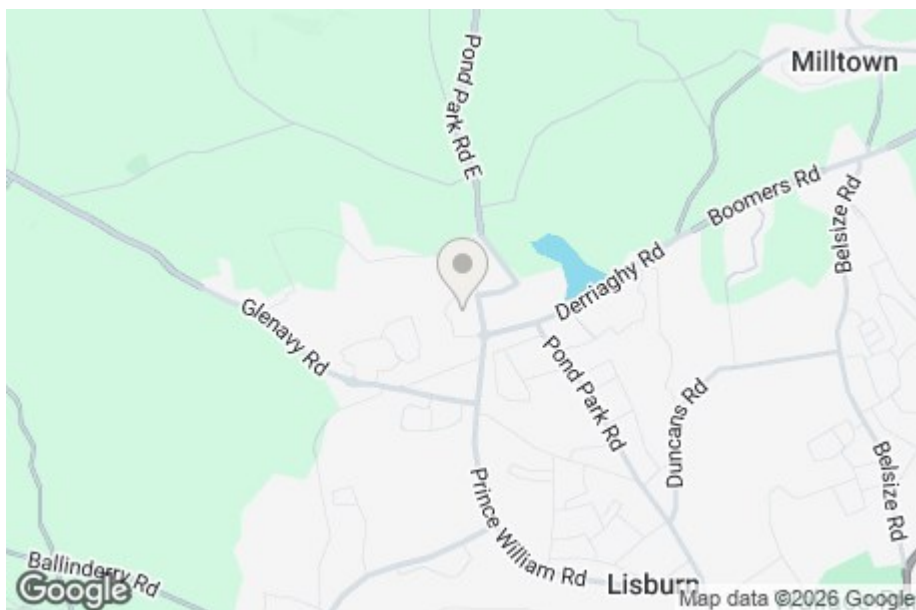
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland EU Directive 2002/91/EC		

VIEWING

By appointment with HMK Property

Location

Travelling on Prince William Road, continue straight at Boomers Way Roundabout. Take left onto Lady Wallace Road and left onto Lady Wallace Lane.



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Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

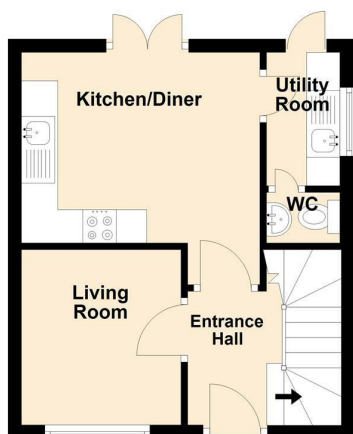
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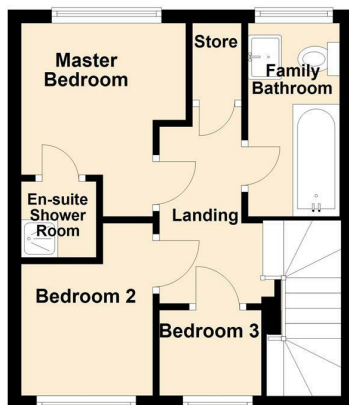
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Ground Floor



First Floor



Please Note: This floorplan is for illustration purposes only
Plan produced using PlanUp.

12 Lady Wallace Lane, Lisburn