



51 LADY WALLACE GARDENS, LISBURN, BT28 3GW

- A Most Impressive And Exceptionally Well Presented Semi Detached Property Occupying A Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Hall With PVC Composite Double Glazed Entrance Door And Tiled Floor
- Lounge With Laminated Timber Floor
- Luxury Kitchen/Dining/Living Area With Range Of Integrated Appliances
- Utility Room / Cloakroom With Low Flush Suite
- Three Bedrooms (One With Range Of Built In Units And Luxury Shower Room En Suite)
- Luxury Tiled Bathroom With White Suite

PRICE: OFFERS IN THE REGION OF £229,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C80

REF: DL010524SR

- Partly Floored Roofspace With Light
- Front Garden Laid In Lawn With Tarmac Driveway
- Enclosed And South Westerly Facing Rear Garden Laid In Lawn With Paved Patio Area
- Gas Fired Central Heating System / Alarm System
- PVC Fascias And Soffits
- PVC Double Glazed Windows And External Doors
- Excellent C80 Energy Rating For Lower Running Costs
- Internal Viewing Is Highly Recommended To Appreciate This Stunning Family Home



ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

PVC composite double glazed entrance door. Tiled floor.

LOUNGE:

14' 7" x 13' 2" (4.45m x 4.02m)

Measurements to widest points. Laminated timber floor.



LUXURY KITCHEN/DINING/LIVING AREA WITH RANGE OF INTEGRATED APPLIANCES:

25' 11" x 16' 10" (7.91m x 5.12m)

Measurements taken to widest points. Range of high and low level units. Wood grain effect round edge work surfaces. Integrated oven. Integrated gas hob. Integrated fridge freezer. Integrated dishwasher. Concealed extractor unit. Bowl in a half single drainer stainless steel sink unit with mono style mixer tap. Under unit lighting. Part tiled walls. Tiled floor. PVC double glazed double doors to rear patio area and garden.



UTILITY ROOM:

10' 0" x 4' 2" (3.05m x 1.27m)

Range of built in units. Wood grain effect round edge work surfaces. Single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. Built in storage cupboard with gas fired boiler.



CLOAKROOM:

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

FIRST FLOOR

BEDROOM (1):

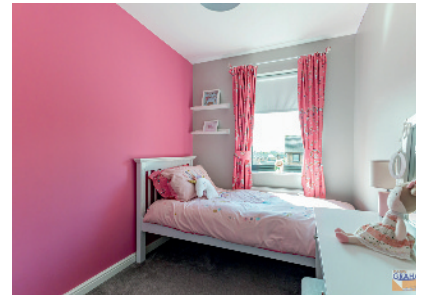
13' 10" x 9' 7" (4.22m x 2.92m)

Measurements to include range of built in units.



LUXURY SHOWER ROOM EN SUITE:

Large shower cubicle with thermostatic shower and drencher head. Vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Part tiled walls. Tiled floor.



BEDROOM (2):

10' 8" x 9' 7" (3.26m x 2.92m)

BEDROOM (3):

10' 1" x 6' 11" (3.07m x 2.10m)

LUXURY TILED BATHROOM:

White suite. Tile enclosed bath with mono style mixer tap and shower attachment. Pedestal wash hand basin with mono style mixer tap. Close couple low flush wc. Tiled walls. Tiled floor.



ROOFSPACE:

Part floored. Light.

OUTSIDE

Front garden laid in lawn with tarmac driveway. Flowerbeds with shrubbery. Enclosed and South Westerly facing rear garden laid in lawn with paved patio area. Outside tap and light.



DIRECTIONS

From Boomers Way turn right onto Lady Wallace Road. Turn left into Lady Wallace Gardens. Continue to the end of the cul de sac. Number 51 is on the left.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



TENURE:

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

RATES PAYABLE:

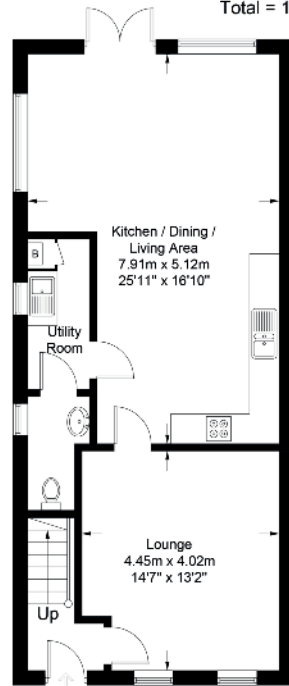
For period April 2024 to March 2025 £1,131.00



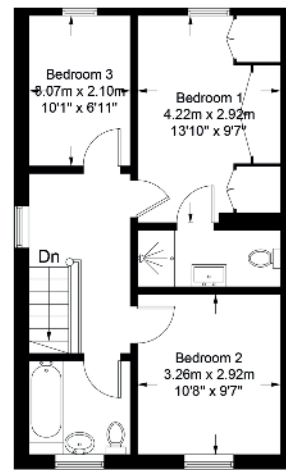
51 Lady Wallace Gardens

Approximate Gross Internal Area
Ground Floor = 64.1 sq m / 690 sq ft
First Floor = 45.4 sq m / 489 sq ft
Total = 109.5 sq m / 1179 sq ft

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



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1074465)

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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