COLIN GRAHAM RESIDENTIAL

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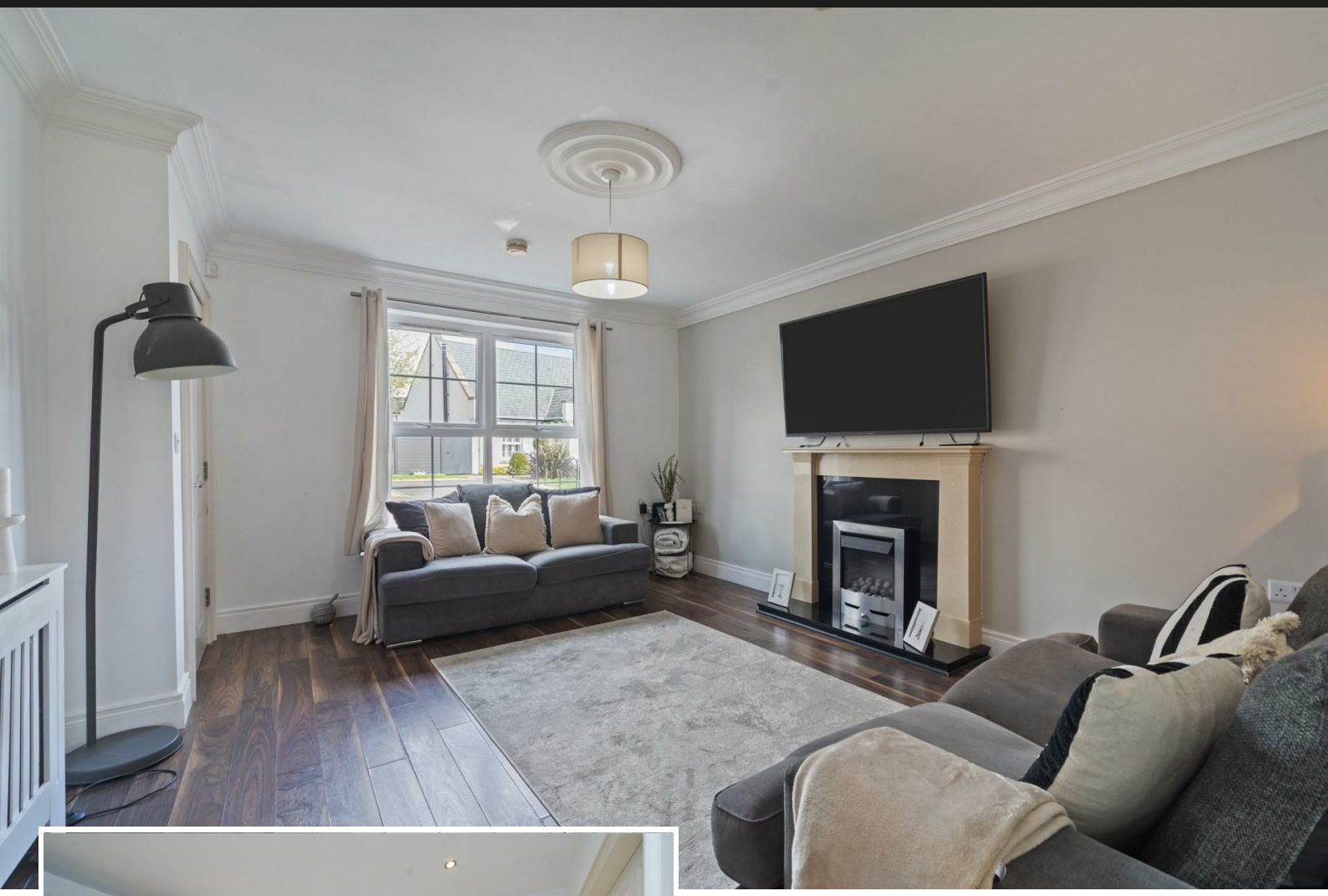
6 Lady Wallace Brae, Lisburn, BT28 3WN

- Modern, Detached Home
- Lounge
- Sun Lounge
- Family Bathroom; Principal En Suite
- Private Driveway
- Three Bedroom; Two+ Reception
- Kitchen With Informal Dining Area
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden; Garden Room

Offers Over £229,950

EPC Rating C

6 Lady Wallace Brae, Lisburn, BT28 3WN



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Georgian style double glazed front door. Tiled floor. Stairwell to first floor.

LOUNGE 14'11" x 12'10"

Gas fire in granite fireplace with marble surround and granite hearth. Wood laminate floor covering. Picture window to front elevation. Open arch leading to:

KITCHEN WITH INFORMAL DINING AREA 11'8" x 11'5"

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor. Fitted breakfast bar unit. Open arch leading to:

SUNLOUNGE 10'9" x 10'8"

Vaulted ceiling. Dual aspect windows. PVC double glazed French doors leading to rear garden. Tiled floor.

UTILITY ROOM 8'0" x 4'5"

Woodblock effect melamine worktop to match kitchen. Plumbed for automatic washing machine. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 12'5" x 9'2"

EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower with drench shower head. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 10'4" x 9'2" plus recess

BEDROOM 3 10'5" x 7'1"

Wood laminate floor covering.

BATHROOM

Contemporary, white, three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat control main shower with drench shower head over bath. Splashback tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Generous sized private driveway finished in brick paviour.
Low maintenance front garden finished in slate chippings and shrubs.
Stone clad front elevation.
External lighting.
Fully enclosed rear garden finished in lawn, paved patio area and slate chippings.
Service area to side.
Outside tap.

GARDEN ROOM 9'3" x 7'4"

Electric, light, plastered, PVC double glazed windows, and floor covering.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

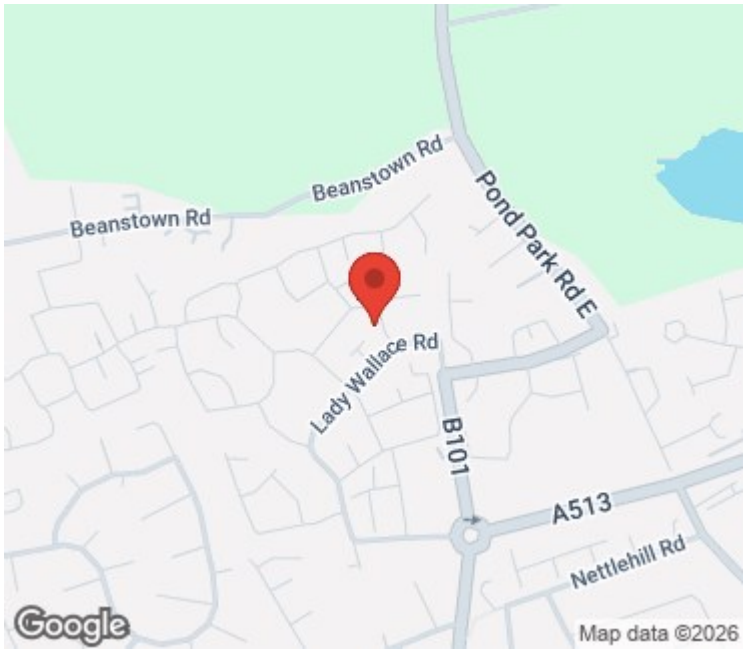
Well presented, three bedroom/two+ reception, detached home situated within the popular and conveniently positioned Lady Wallace/Thaxton area of Lisburn.

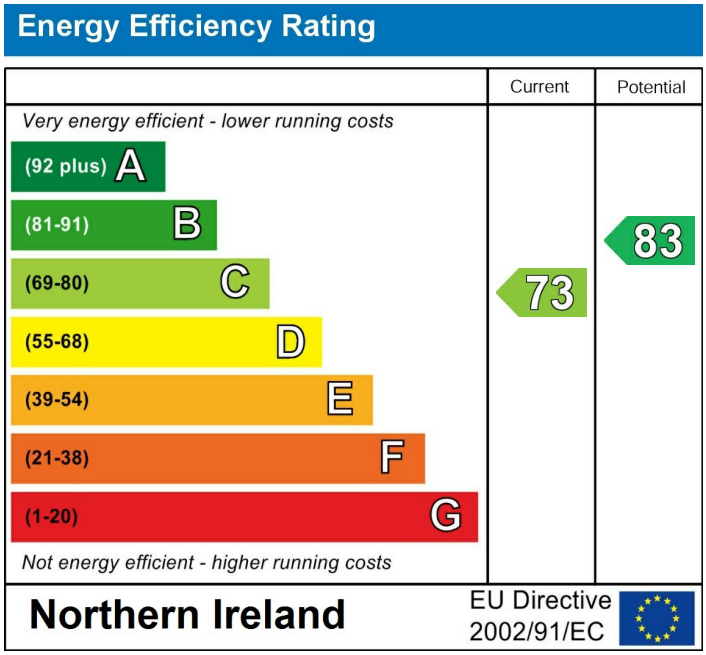
The property comprises entrance hall, lounge, kitchen with informal dining area, sun lounge, utility room, furnished cloakroom, three well-proportioned bedrooms, to include en suite shower room, and separate family bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys generous sized private driveway, fully enclosed rear garden, and garden room.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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