



Lady Wallace Crescent,

**Offers in the region of  
£194,950**



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# Lady Wallace Crescent, Lisburn, County Antrim

## Offers in the region of £194,950

A delightful detached family home situated in a sought after and convenient cu-de-sac location within Thaxton. Accommodation comprises entrance hall, lounge with fireplace, modern fitted kitchen/ dining area open plan to sun room, three bedrooms plus family bathroom suite and en-suite shower off master. Gas fired heating and double glazing throughout, driveway/ car parking, enclosed rear gardens laid in neat lawns, outside shed, paved patio. Immediate viewing is considered essential, in this ever sought after/ popular location.

### ENTRANCE HALL

Wooden flooring.

### LOUNGE

5.46m x 3.56m (17'11" x 11'8")  
Feature fireplace, patio doors to rear

### KITCHEN/ DINING

8.84m (max) x 3.51m (max) (29'0" (max) x 11'6" (max))  
Luxury fitted range of high and low units, single drainer stainless steel sink unit, laminate work tops, integrated dishwasher, gas hob and electric oven/ washing machine, extractor fan, tiled flooring.

### SUN ROOM

Open to kitchen, doors to rear

### FIRST FLOOR LANDING

Gas fired boiler.

### MASTER BEDROOM

3.58m x 3.23m (11'9" x 10'7")

### EN-SUITE SHOWER ROOM

Separate shower cubicle with electric shower, wash hand basin, low level Wc, floor and wall tiling.

### BEDROOM 2

3.02m x 2.97m (9'11" x 9'9")

### BEDROOM 3

2.34m x 2.31m (7'8" x 7'7")

### BATHROOM

White suite comprising panelled bath, low level Wc, wash hand basin, wall and floor tiling.

### OUTSIDE

Driveway/ car parking, enclosed and impressive rear gardens in neat lawns, outside shed, paved patios.

### EPC

### FLOOR PLANS

#### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

#### Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only



For full EPC please contact the branch

Ground Floor



First Floor





