



Sir Richard Wallace Road, Lisburn,
BT28 3ZH

**Offers in the region of
£179,950**



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16 Sir Richard Wallace Road, Lisburn, County Antrim, BT28
3ZH

Offers in the region of £179,950

A beautifully presented modern semi detached home in a popular and convenient part of Lisburn, close to amenities and main road networks for commuters. Internally the property is tastefully decorated and requires any purchaser to do very little other than move in. The ground floor features a spacious reception hall, cloakroom with WC, living room and a luxury kitchen open plan to the dining / family area. The first floor comprises of three generous bedrooms and modern bathroom with white suite. The main bedroom also has direct access to the bathroom. To the outside there is a driveway to ample parking to the side and gardens to front and enclosed to the rear. The rear garden offers a good degree of privacy and has ideal space for seating and summer entertaining. Property of this nature has proved very popular in recent months with stamp duty savings on offer, we therefore fully recommend early consideration of this fine home. Viewing is by appointment with our sales team on (028) 9267 5321 or email us at lisburn@reedsrains.co.uk.

OPEN ENTRANCE PORCH

GROUND FLOOR

HARDWOOD FRONT DOOR WITH DOUBLE GLAZED SIDE PANEL

RECEPTION HALL

Ceramic tiled floor.

CLOAKROOM / WC

Close coupled WC. Wash hand basin with mono tap and tiled splash back. Extractor fan.

LIVING ROOM

4.93m x 3.18m (16'2" x 10'5")

LUXURY KITCHEN OPEN PLAN TO FAMILY / DINING AREA

5.33m x 5.08m (At Widest.) (17'6" x 16'8" (At Widest.))

Single drainer stainless steel sink unit with mono tap. Excellent range of high and low level units.

Built in stainless steel oven and four ring gas hob. Integrated fridge freezer and dishwasher. Spotlights. Ceramic tiled floor. French door to garden

STAIRS TO:-

FIRST FLOOR

LANDING

Access to roof space. Airing cupboard.

BEDROOM 1

5.54m x 3.10m (18'2" x 10'2")

BEDROOM 2

4.37m x 3.30m (14'4" x 10'10")

Outlook to rear

BEDROOM 3

3.43m x 2.39m (11'3" x 7'10")

BATHROOM WITH MODERN WHITE SUITE

2.39m x 2.29m (7'10" x 7'6")

Panel bath. Redring electric shower unit and shower screen. Low flush WC. Ceramic tiled floor. Access to bedroom 1.

OUTSIDE

Enclosed garden to the rear in lawn and paved patio area. Tarmac driveway to ample parking space to the side.

DIRECTIONS

Off Lady Wallace Road.

EPC

C80

FLOOR PLAN

Laser Tape Clause

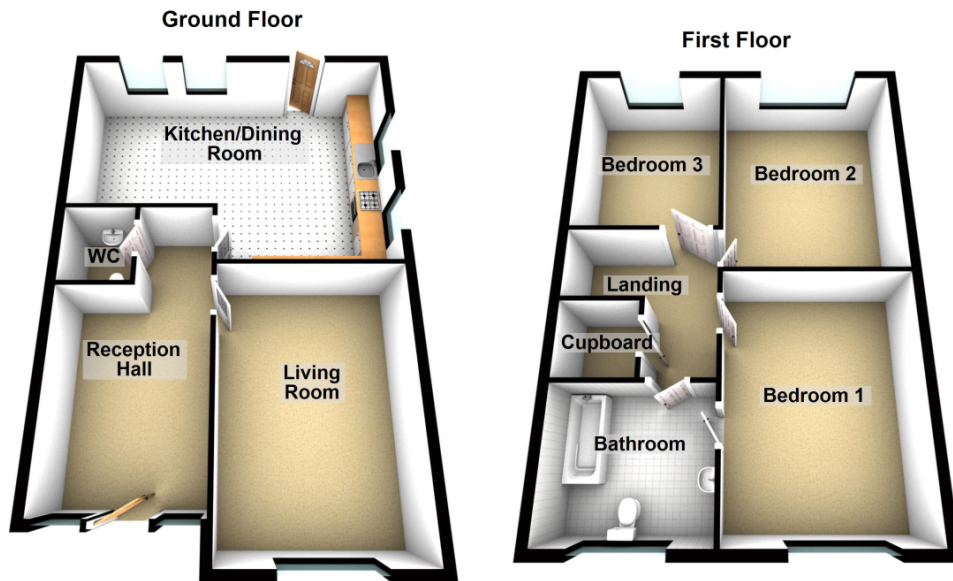
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

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



For full EPC please contact the branch



Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

