

For Sale

Offers Over: £215,000

SimonBrien



10 Lady Wallace Brae
Lisburn
County Down
BT28 3WN

simonbrien.com



This excellent, attractive red bricked semi-detached home occupies a much sought after location within this popular development. It is conveniently situated with a host of local amenities close by including Lisburn itself being only minutes away.

The property offers bright well-proportioned accommodation that is finished to a high standard throughout which is further enhanced by the many fine features. Overall it is ideally suited to cater for modern day living as a first home or for that of the growing family.

Special Features & Services

- Superb Semi Detached Home Within Exclusive Popular Development
- Spacious Bright Lounge Wall Mounted Electric Fire
- Luxury Fitted Kitchen And Dining Area With Range Of Built-In Appliances
- Sunroom / Living Room Area Leading To Rear Garden
- Modern Bathroom With White Suite
- Downstairs WC
- Phoenix Gas Central Heating, uPVC Double Glazed Windows
- High Standard Of Finish With Many Fine Features
- Tarmac Driveway Parking For Multiple Vehicles
- Enclosed Rear Garden In Lawn Surrounded By Stone Wall
- Host Of Amenities Close By Including Lisburn City Centre Only Minutes Away
- Offering That Much More And Ideal For A Wide Range of Buyers



Accommodation

Entrance Hall

Glazed Wooden Front door

Living Room

15'9" x 11'4" (4.8m x 3.45m):

Laminate wooden floor, feature wall mounted electric fire

Open Plan Kitchen/Dining Area

15'7" x 8'8" (4.75m x 2.64m):

Range of high & low level units, part tiled wall, a single drainer sink unit with mixer tap, integrated fridge freezer, electric oven, 4 ring gas hob & extractor hood. Integrated dishwasher.

Sun Room

10'6" x 7'3" (3.2m x 2.2m):

Matching tiled floor

Cloakroom

Close coupled wc, washhand basin, extractor fan, tiled floor

First Floor Landing

Upvc double glazed window to side, carpet, access to roofspace

Bedroom 1

15'8" x 10'10" (4.78m x 3.3m):

Bedroom 2

10'10" x 10'7" (3.3m x 3.23m):

Bedroom 3

9'6" x 6'10" (2.9m x 2.08m):

Bathroom

Tiled floor, pedestal wash hand basin, low flush wc, bath with shower above and tiled wall and glass shower screen.

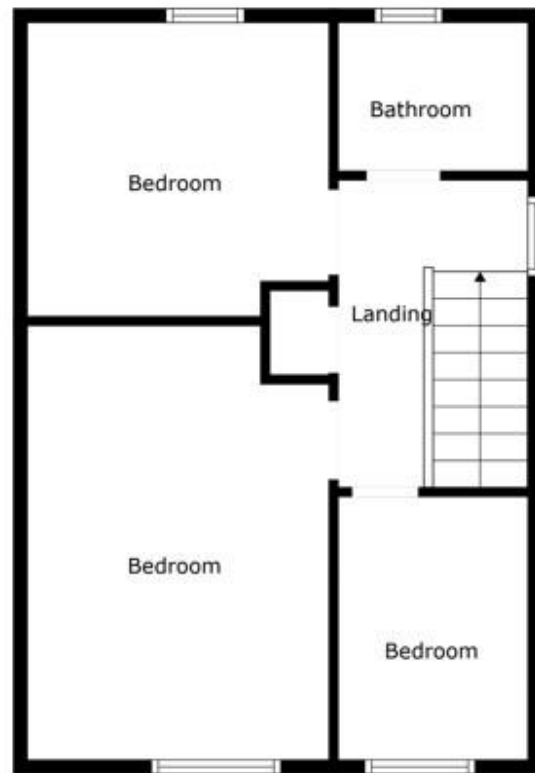
Outside

Driveway to side, front garden laid to lawn, rear garden laid to lawn enclosed by stone wall, paved patio area.





Floor 1



Floor 2

VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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