

simonBRIEN
RESIDENTIAL

6 Lady Wallace Crescent,
Lisburn, BT28 3GP



Offers Over £395,000

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KEY FEATURES

- Well Presented Four Bedroom Detached Property Ideally Located on the Outskirts of Lisburn City Centre in the Popular Lady Wallace Development
- Conveniently Located Close to Lisburn City Centre and Many Local Amenities
- Excellent Transport Links to Belfast City Centre and Further Afield
- Close to Local Leading Local Schools, Parks and Belfast International Airport
- Spanning Over 2000 Square Feet and Built by Renowned Builders Porter and Co
- Four Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Spacious Hallway with Generous Under Stairs Storage
- Play Room / Games Room with Separate Spacious Lounge and Private Outlook to Front
- Downstairs WC
- L-Shaped Kitchen Dining Living Area with Wood Burning Stove and French Doors to Rear Garden
- Bespoke Fitted Kitchen with Granite Worktops and Breakfast Island
- Separate Utility Room with Access to Rear Garden
- Separate Family Bathroom with Modern White Suite
- Floored Roofspace Providing Excellent Additional Storage
- Garage with Additional Roofspace Storage
- Front Garden Laid in Lawns with Tarmac Driveway Providing Private Off-Street Parking
- Extensive Enclosed Rear Garden Laid in Lawns with Patio Areas and Superb Views
- Oil Fired Central Heating, UPVC Double Glazing and Underfloor Heating to the Ground Floor
- Ideally Suited to the First Time Buyer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this fantastically appointed four-bedroom detached property positioned in the ever-popular Lady Wallace Development, Lisburn. Ideally positioned on a superb private site, the property also provides excellent versatile internal accommodation for the modern family. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular parks and shops. The property lies within the catchment area to a range of the area's most prestigious primary and secondary schools.

This beautiful family home provides excellent accommodation over ground and first floor. In short, the ground floor comprises of: Games room / playroom, separate lounge, downstairs WC, L-Shaped kitchen living dining space leading to sunroom and a separate utility room. To the first floor there are four well-appointed bedrooms, main bedroom with en suite shower room and a separate family bathroom with modern white suite.

The property further benefits from a tarmac driveway providing private off-street parking, an excellent enclosed rear garden laid in lawns, garage with additional roofspace storage, UPVC double glazing throughout, oil fired central heating and underfloor heating to the ground floor.

With generously proportioned rooms sizes providing versatile accommodation, close proximity to Lisburn City Centre, Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

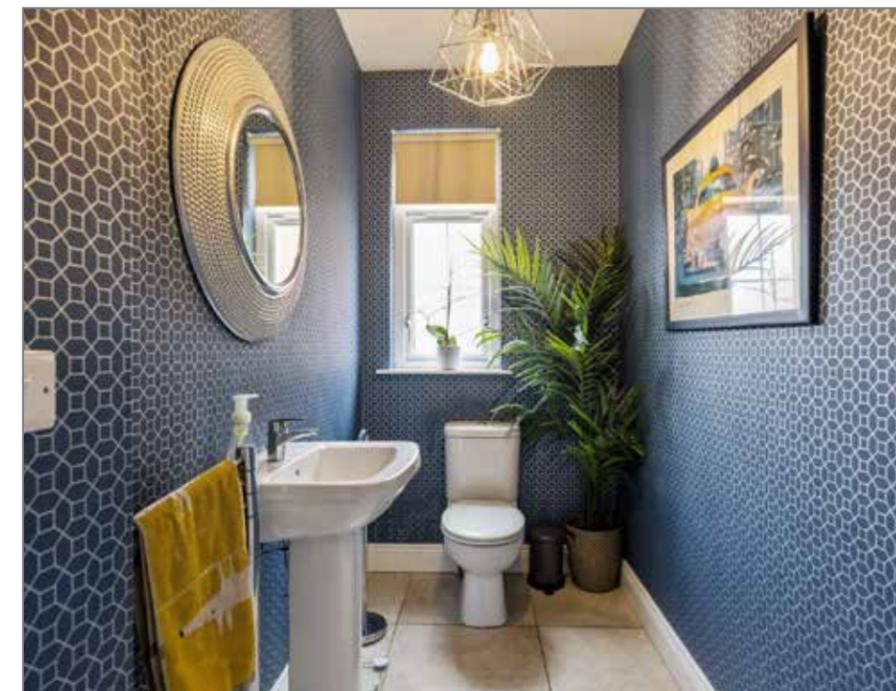
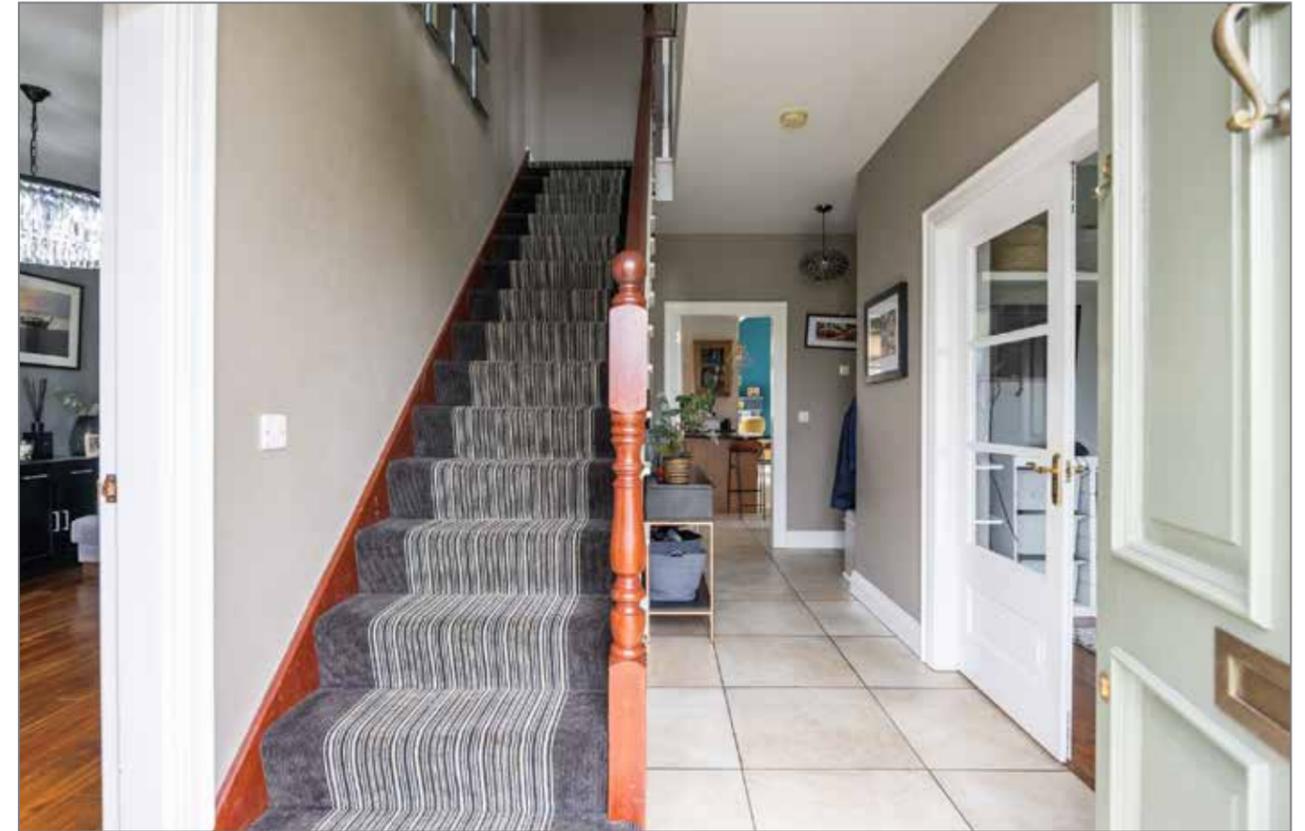


ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Hardwood front door with top light side lights into reception hall with tiled floor, generous under stairs storage/cloaks with access to electric meter



DOWNSTAIRS WC:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer taps, frosted glass window, tiled floor

LIVING ROOM:
16' 6" x 12' 0" (5.03m x 3.66m)

Outlook to front, solid strip wooden flooring, fireplace with granite surround, marble inset and hearth



KITCHEN/LIVING/DINING:
26' 5" x 26' 5" (8.05m x 8.05m)

Bespoke fitted kitchen with range of high and low level units, granite worktops, inset stainless steel single drainer sink with side drainer and chrome mixer tap, built-in dishwasher, space for range cooker, stainless steel splashback and extractor fan, plumbed for american style fridge/freezer, built-in wine rack, breakfast island with additional built-in storage, tiled floor, triple aspect to both sides and rear, high vaulted ceiling to sunroom/family room. Cast iron wood burning stove with slate hearth, uPVC double glazed French doors to rear garden



PLAYROOM:
12' 0" x 11' 8" (3.66m x 3.56m)

Outlook to front, solid strip wooden flooring



UTILITY ROOM:

Range of high and low level units, laminate effect worktops, stainless steel single drainer sink with chrome mixer tap, plumbed for washing machine and tumble dryer

ADDITIONAL LARDER STORAGE:

Tiled floor, alarm panel, uPVC double glazed access door to rear garden and extractor fan



FIRST FLOOR

LANDING:

Access hatch to roofspace via ladder, roofspace fully floored, built-in storage cupboard/hotpress with shelving and access to pressurised water cylinder



BEDROOM (1):
16' 7" x 10' 0" (5.05m x 3.05m)

Outlook to front, solid strip wooden flooring, range of built-in sliderobes and storage



ENSUITE SHOWER ROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, corner shower unit with glass sliding door, thermostatic control valve and telephone attachment, fully tiled walls, tiled floor, frosted glass picture window, low voltage recessed spotlighting and extractor fan



BEDROOM (2):
12' 3" x 9' 0" (3.73m x 2.74m)

Outlook to side, solid strip wooden flooring, built in sliderobes and storage



BEDROOM (3):
11' 0" x 12' 5" (3.35m x 3.78m)

Outlook to rear, solid strip wooden flooring



BEDROOM (4):
12' 5" x 10' 2" (3.78m x 3.1m)

Outlook to front



FAMILY BATHROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin with chrome mixer tap, panell bath with glass door, chrome mixer tap and shower with thermostatic control valve, telephone attachment, fully tiled walls and floor, low voltage recessed spotlighting, frosted glass picture window and extractor fan



OUTSIDE

Extensive enclosed private rear garden, part patio, part laid in lawns with surrounding shrubs and fencing, outside tap and light

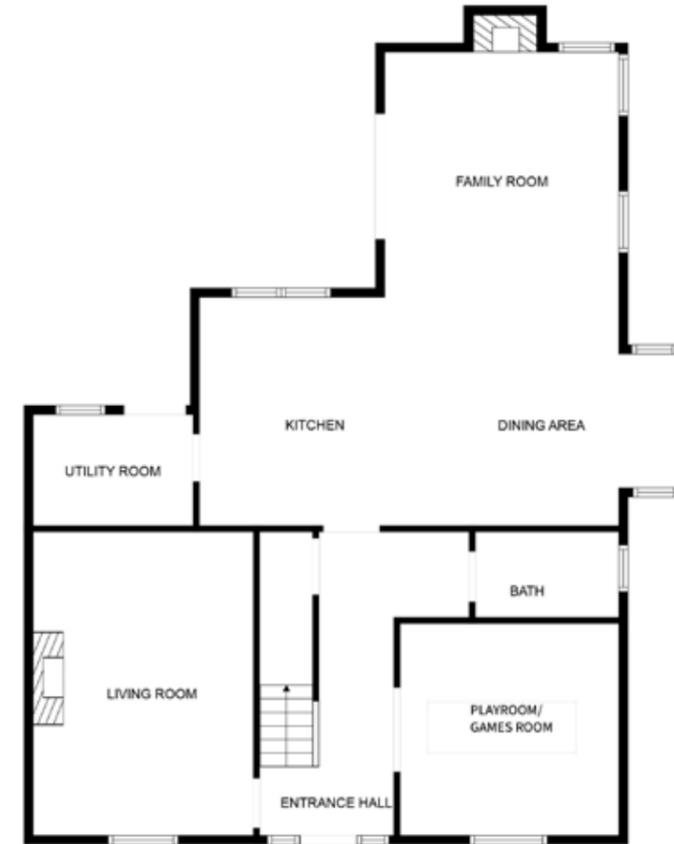
GARAGE:

20' 0" x 11' 2" (6.1m x 3.4m)

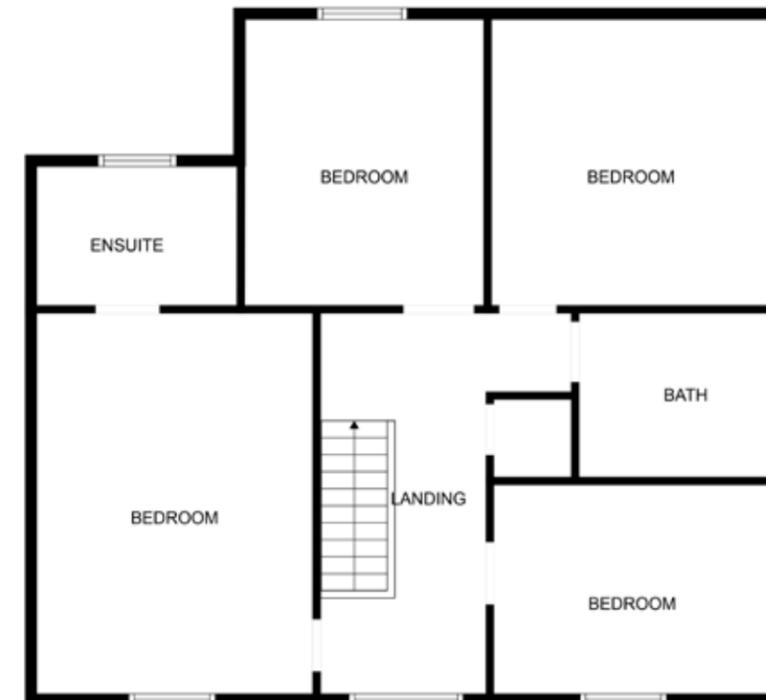
Metal up and over roller shutter door, uPVC double glazed access door, light and power, additional roofspace storage



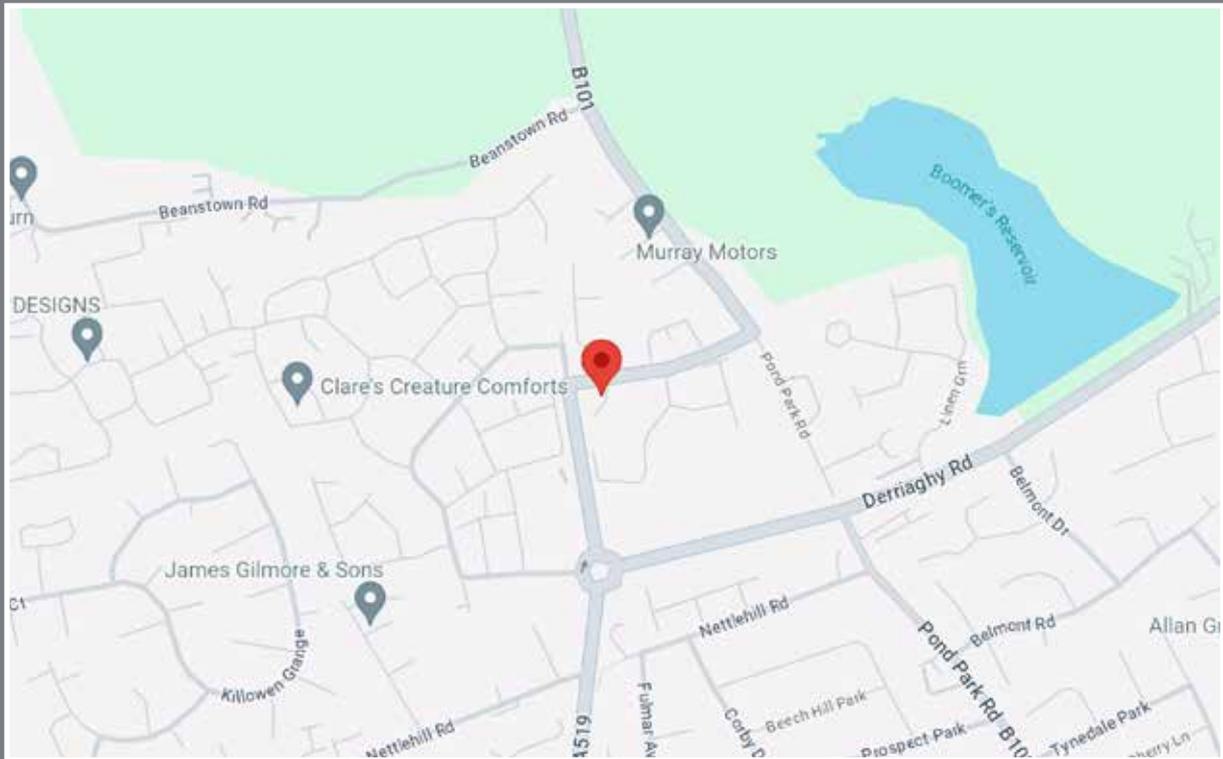
GROUND FLOOR



FIRST FLOOR



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



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REF: RMcK/C/24/SD



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