



17 WALLACE AVENUE, LISBURN, BT27 4AE

- A Most Impressive And Exceptionally Well Presented Semi Detached Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Lisburn City Centre
- Entrance Hall With PVC Double Glazed Entrance Door And Laminated Timber Floor
- Spacious Lounge/Dining Area With Bay Window And Multi Fuel Burning Stove
- Luxury Kitchen/Dining/Living Area With Range Of Integrated Appliances
- Three Bedrooms (One With Built In Storage / Two With Laminated Timber Floor)
- Luxury Bathroom With White Suite Including Large Shower Enclosure With Multi Jet Thermostatic Shower And Free Standing Bath Tub
- Enclosed Front Garden Laid In Artificial Grass / Paved Patio Area To The Rear

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D59

REF: MK010621SR

- Spacious Tarmac Driveway With Double Gates To Front And Side
- Detached Triple Garage With Remote Control Electric Up And Over Door
- Gas Fired Central Heating System
- PVC Double Glazed Windows And External Doors
- Early Viewing Is Highly Recommended To Appreciate This Stunning Family Home

ACCOMMODATION

Measurements are approximate

ENTRANCE HALL:

PVC double glazed entrance door with side panels and fanlight window. Laminated timber floor. Storage under stairs.

LOUNGE/DINING AREA:

25' 7" x 12' 5" (7.80m x 3.79m)

Measurements taken to widest points and into bay window. Multi fuel burning stove and tiled hearth. Laminated timber floor. Recessed spotlights. Double doors through to kitchen/dining/living area.



LUXURY KITCHEN/DINING/LIVING AREA WITH RANGE OF INTEGRATED APPLIANCES:

22' 4" x 18' 3" (6.81m x 5.56m)

Measurements taken to widest points. Excellent range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated 5 ring electric hob. Integrated microwave. Integrated dishwasher. Integrated washing machine. Extractor unit in stainless steel and glass canopy. Single drainer composite sink unit with mono style mixer tap. Centre island unit with dining bar. Part tiled walls. Tiled floor. Recessed spotlights. PVC double glazed sliding patio door to rear patio area.



FIRST FLOOR

BEDROOM (1):

11' 5" x 10' 11" (3.49m x 3.34m)

Measurements taken to widest points. Laminated timber floor.



BEDROOM (2):

11' 5" x 10' 11" (3.47m x 3.33m)

Laminated timber floor. Built in storage.



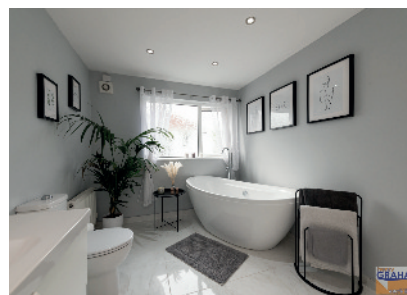
BEDROOM (3):

7' 10" x 6' 8" (2.40m x 2.03m)



LUXURY BATHROOM:

White suite. Large shower enclosure with multi jet thermostatic shower. Free standing bath tub with swan neck mixer tap and shower attachment. Large vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor. Recessed spotlights. Storage cupboard with gas fired boiler.



OUTSIDE

Enclosed front garden laid in artificial grass. Spacious tarmac driveway with double gates at the side and front. Paved patio area to the rear. Outside tap and light.

DETACHED TRIPLE GARAGE:

19' 5" x 18' 11" (5.93m x 5.76m)

Remote control electric up and over door. Light and power.



DIRECTIONS

From Seymour Street turn onto Wallace Avenue. Number 17 is on the right.

Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.

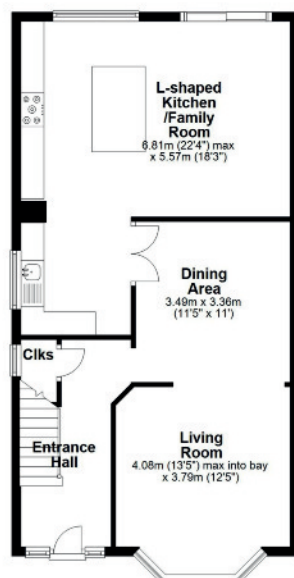
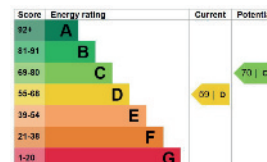
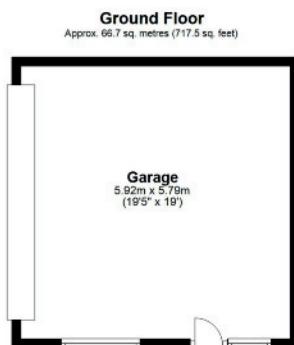


TENURE:

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE:

For period April 2020 to March 2021 £964.95



Total area: approx. 118.1 sq. metres (1271.2 sq. feet)

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

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