



## 8 LADY WALLACE LINK, THAXTON, LISBURN, BT28 3AZ

- A Most Outstanding And Well Presented Semi Detached Property Occupying A Generous Setting Within This Ever Popular And Convenient Residential Location
- Entrance Hall With Panelled Entrance Door And Lined Oak Effect Laminated Timber Floor
- Spacious Lounge With Lined Oak Effect Laminated Timber Floor
- Modern Fitted Kitchen/Dining Area With Range Of Integrated Appliances And Wood Strip Effect Work Tops
- Cloakroom With Low Flush Suite / Built In Units With Stainless Steel Sink And Plumbing For Washing Machine
- Three Good Sized Bedrooms (Master Bedroom With Built In Robes)
- Bathroom With White Suite Plus Thermostatic Shower
- Front Garden And Tarmac Driveway

**PRICE: OFFERS IN THE REGION OF £169,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING C79**

**REF:MK150921HG**



- Enclosed Rear Garden And Paved Patio Area With Southerly Aspect
- PVC Double Glazed Windows And External Doors
- Gas Fired Central Heating System
- PVC Fascias And Soffits / Alarm System

## ACCOMMODATION

Measurements are approximate

### ENTRANCE HALL:

Panelled entrance door. Limed oak effect laminated timber floor.

### LOUNGE:

**4.55m (14'11") x 3.44m (11'3")**

Limed oak effect laminated timber floor.

### LUXURY FITTED KITCHEN/DINING AREA:

**4.65m (15'3") x 4.05m (13'3")**

Range of integrated appliances. Range of high and low level units. Wood strip effect work tops. Bowl and a half single drainer stainless steel sink unit. Mono style mixer tap. Integrated oven and gas hob. Extractor hood in stainless steel and glass canopy. Integrated fridge freezer and dishwasher. Part tiled walls. Tiled floor. PVC double glazed door leading to paved patio area and rear garden. Built in cupboard with gas fired boiler. Under unit lighting.

### ADJOINING CLOAKROOM:

Low flush suite. Close couple low flush wc. Built in units with stainless steel sink. Mono style mixer tap. Plumbed for washing machine. Tiled floor. Part tiled walls.



## FIRST FLOOR:

### BEDROOM (1): 4.65m (15'3") x 2.92m (9'7")

Measurements taken to widest points and to include built in robe.

### BEDROOM (2): 3.46m (11'4") x 2.55m (8'4")

### BEDROOM (3): 3.55m (11'8") x 1.97m (6'6")

### BATHROOM WITH WHITE SUITE:

Shower bath with mixer tap and thermostatic shower. Shower screen. Wash hand basin with mono style mixer tap. Close couple low flush wc. Part tiled walls. Tiled floor.

### SEPARATE BUILT IN CUPBOARD ON LANDING

Wooden folding ladder to floored roofspace with light and shelves.

## OUTSIDE

Front garden laid in lawn. Tarmac driveway/parking area. Enclosed rear garden with southerly aspect. Laid in lawn and paved patio area with raised bark bed and shrubs. Outside tap and light. Outside power point.

### 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 £773.20

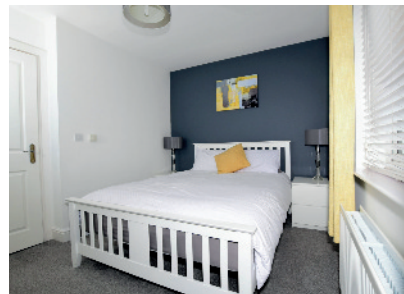
### SERVICE CHARGE:

We have been advised that there is no service charge for this property.

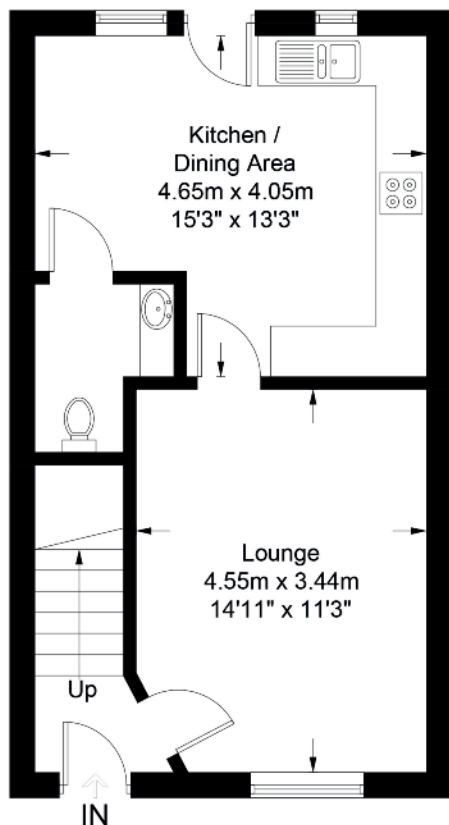
### DIRECTIONS

From Boomers Way turn into Lady Wallace Road, turn right into Sir Richard Wallace Road, number 8 Lady Wallace Link is on the right.

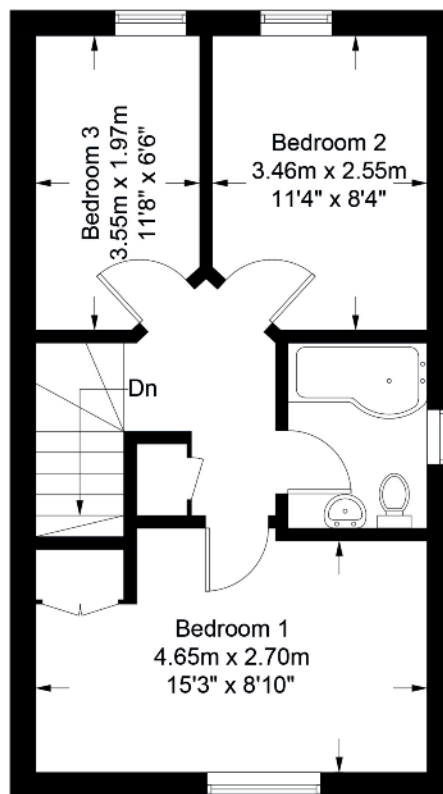
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



## 8 Lady Wallace Link



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID796320)

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

## 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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