



7 SIR RICHARD WALLACE SQUARE, THAXTON, LISBURN, BT28 3DQ

- An Exceptionally Well Presented Detached Property Occupying A Prime Setting Within This Highly Desirable New Development Convenient To Lisburn City Centre And M1 Motorway Link To South Belfast
- Spacious Lounge With Large Bay Window And Wall Mounted Fire
- Luxury High Gloss Fitted Kitchen/Dining Area With Range Of Integrated Appliances And Patio Door
- Cloakroom With Low Flush Suite
- Three Bedrooms (Two With Built In Robes And Master Bedroom With Balcony)
- Luxury Shower Room With Large Shower Enclosure
- Front And Side Gardens Laid In Lawns / Tarmac Driveway
- Enclosed And Private Patio Garden To Rear / Large Timber Storage Shed

PRICE: OFFERS IN THE REGION OF £189,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING C78

REF:MK140921HG

- PVC Double Glazed Windows And Patio Doors
- Gas Fired Central Heating System / PVC Fascias And Soffits

ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

PVC double glazed entrance door. Tiled floor.



LOUNGE:

17' 0" x 15' 3" (5.19m x 4.66m)

Wall mounted electric fire with back light. Measurements taken to include large bay window.



LUXURY HIGH GLOSS FITTED KITCHEN/DINING AREA WITH RANGE OF INTEGRATED APPLIANCES:

17' 7" x 7' 5" (5.36m x 2.26m)

Range of high and low level units. Granite effect round edge work surfaces. Bowl and a half single drainer stainless steel sink unit with mono style swan neck mixer tap. Integrated oven and gas hob. Extractor hood. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Under unit kick panel lights. Part tiled walls. Tiled floor. Double glazed sliding patio door to Rear patio garden.



ADJOINING CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin with mono style mixer tap. Tiled floor.



FIRST FLOOR

BEDROOM (1):

12' 9" x 10' 0" (3.88m x 3.05m)

Range of built in robes with sliding doors.
PVC double glazed door to balcony.



BEDROOM (2):

10' 4" x 10' 7" (3.16m x 3.24m)

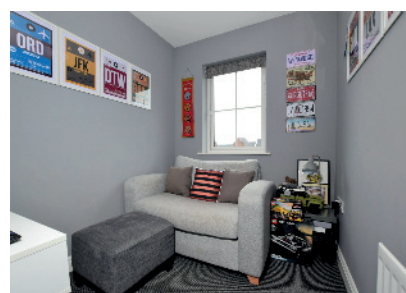
Range of built in robes with sliding doors.



BEDROOM (3):

7' 7" x 6' 11" (2.31m x 2.12m)

Measurements to include staircasing.



LUXURY SHOWER ROOM:

Large shower enclosure. Semi pedestal wash hand basin with mono style mixer tap and tiled splash back. Close couple low flush wc. Tiled floor. Chrome finish heated towel rail. Built in cupboard with gas fired boiler on landing.



OUTSIDE

Front and side gardens laid in lawns. Tarmac driveway. Enclosed and private patio garden to rear. Shrubs in bark bed. Timber storage shed.

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 2021 to March 2022 £889.18

SERVICE CHARGE:

A service charge of £104 per annum (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.

DIRECTIONS:

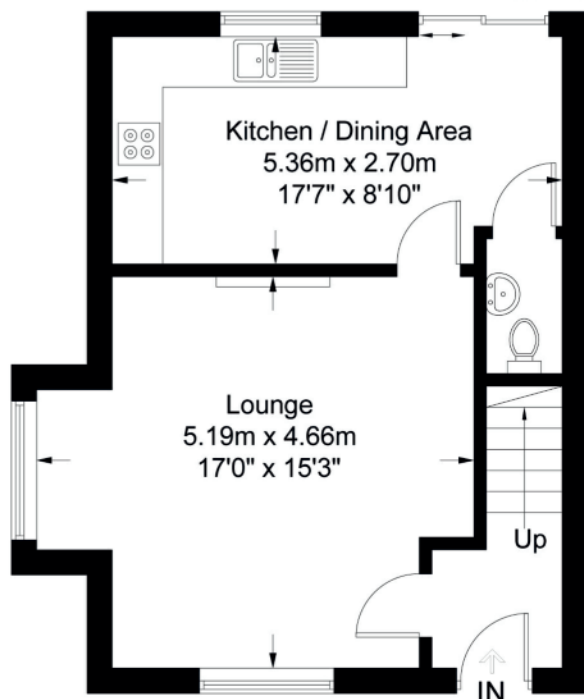
From Boomers Way turn into Lady Wallace Road, turn right into Sir Richard Wallace Road and proceed to end, turn left into Sir Richard Wallace Square, number 7 is on the left.

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

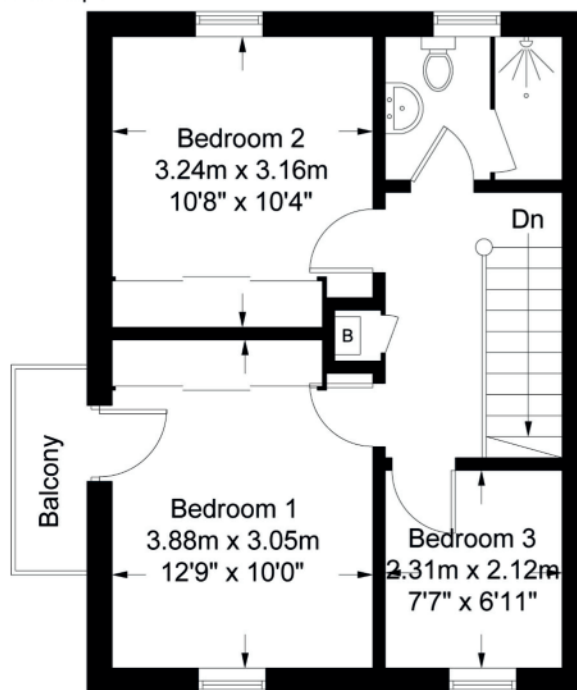


Sir Richard Wallace Square, Lisburn

Approximate Gross Internal Area
Ground Floor = 42.2 sq m / 454 sq ft
First Floor = 40.3 sq m / 434 sq ft
Total = 82.5 sq m / 888 sq ft

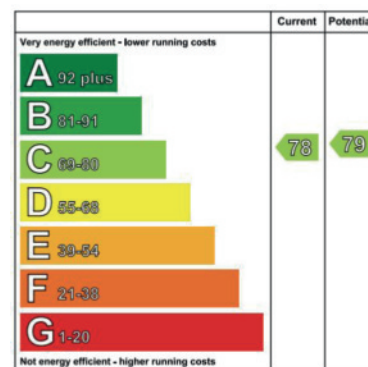


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID288973)



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