



## 14 Sir Richard Wallace Road, Lisburn

**£209,950** Freehold

A lovely three bedroom semi detached house in the ever popular Thaxton area of Lisburn, offering ease of access to Lisburn, Belfast, the international airport and beyond.

Semi detached house | Lounge | Kitchen/dining | 3 Bedrooms | Family bathroom | Gas heating | PVC Double Glazing |

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The accommodation briefly comprises, on the ground floor, entrance hall, good sized lounge, kitchen with dining area and a WC/ utility. The first floor offers 3 bedrooms and a family bathroom. Outside there is double width parking to the front and an enclosed garden to the rear.

No. 14 has gas central heating, PVC double glazing and has an excellent EPC rating of C79

Well presented and with bright modern decor throughout, this home will appeal to many.

Don't be disappointed - book your viewing early with Falloon Estate Agents

Tenure: Freehold

## GROUND FLOOR :

### Entrance hall

Entrance door with glazed window over. Floor tiling. Single panelled radiator.

### Lounge

w: 3.46m x l: 4.55m (w: 11' 4" x l: 14' 11")

Contemporary electric fire in cream fireplace. Double panelled radiator.

### Kitchen/dining

w: 3.63m x l: 4.63m (w: 11' 11" x l: 15' 2")

Excellent range of high and low level units in cream shaker style finish. 1.5 bowl stainless steel sink unit, mixer tap. 4 ring gas hob with electric under oven. Stainless steel and glass extractor over. Integrated fridge/freezer. Integrated dishwasher. Gas boiler in cupboard. Floor tiling. Part tiled walls. Double panelled radiator. Glazed PVC door to rear garden.

### WC / Utility

Low flush WC. Sink unit and cupboard. Plumbed for washing machine. Splashback tiling. Tiled floor. Extractor fan.

## FIRST FLOOR:

### Landing

Airing cupboard. Access to roofspace. Single panelled radiator.

### Bedroom 1

w: 2.69m x l: 4.61m (w: 8' 10" x l: 15' 1")

Double panelled radiator.

### Bedroom 2

w: 2.55m x l: 3.45m (w: 8' 4" x l: 11' 4")

Single panelled radiator.

### Bedroom 3

w: 2m x l: 3.55m (w: 6' 7" x l: 11' 8")

Single panelled radiator.

### Bathroom

White suite comprising shaped bath with chrome thermostatic shower over, glazed screen. Semi pedestal wash hand basin, mixer tap. Tiled splashback. Low flush WC. Tiled floor. Part tiled walls. Single panelled radiator. Extractor fan. Spot lights

### Outside

Double width tarmac parking to front. Gate to enclosed rear garden. Paved paths, pebbled bed and lawned area.

Rear garden in lawn with paved paths and patio. Part brick, part fenced boundaries. Outside tap.



**Required info under Trading Standards Guidance**

**TENURE**

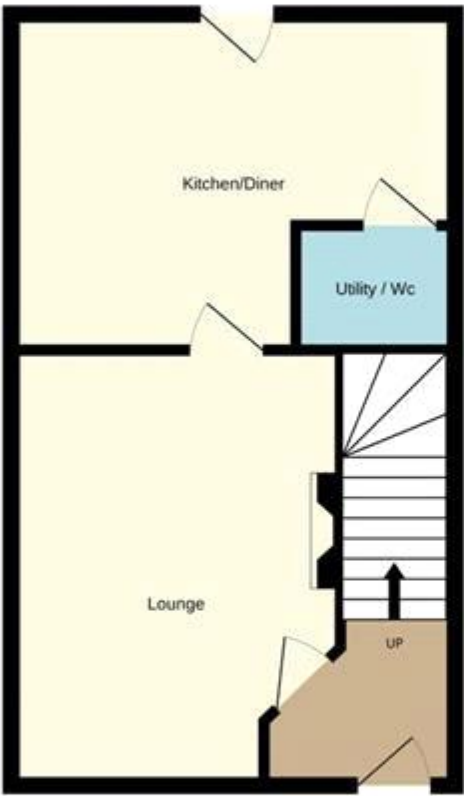
We have been advised the tenure for this property is leasehold, we recommend the purchaser and their solicitor verify the details.

**RATES PAYABLE**

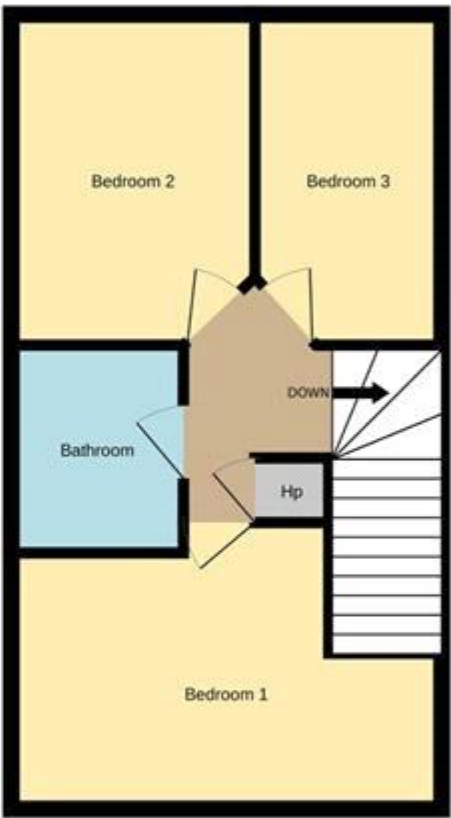
Details from the LPSNI website - estimated rates bill £ 909.80



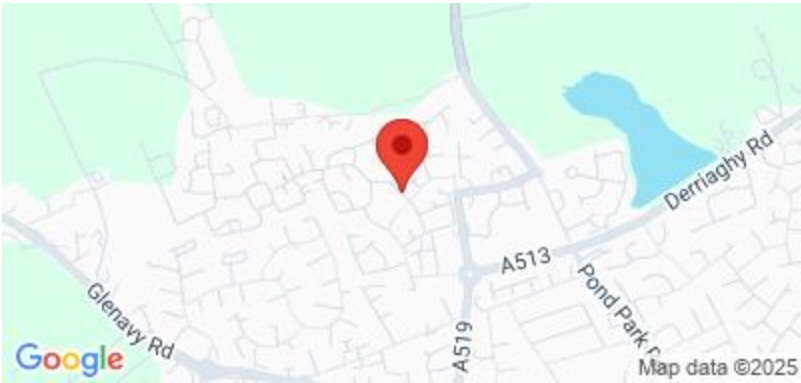
ground floor



1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	90
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.