



## 96 WALLACE AVENUE, LISBURN, BT27 4AE

A unique opportunity to acquire a beautifully presented, well appointed, traditional red brick, period town terrace that offers an abundance of character and charm while enjoying a prominent south facing position within this established, sought after location. Three excellent bright comfortable double bedrooms. Two generous separate reception rooms. Living / dining room with feature double patio doors / Archway open to: Large fitted kitchen / downstairs w.c / storage. Luxury white bathroom suite. Upvc double glazed windows / doors. Gas fired central heating system. Feature floor coverings / internal doors. Good, fresh presentation throughout. Extensive, landscaped, private, south facing rear garden. Impressive original restored detailing / cornicing / high ceilings / wall paneling. Fantastic doorstep convenience enjoying all the benefits of having accessibility to Lisburn and Belfast, therefore enjoying ease of access to excellent amenities to include leading local Schools and Shops, mature parkland with Wallace Park just opposite, as well as railway and motorway network all close by. Good youthful prestaton throughout. Excellent first time buy. Well worth a visit.

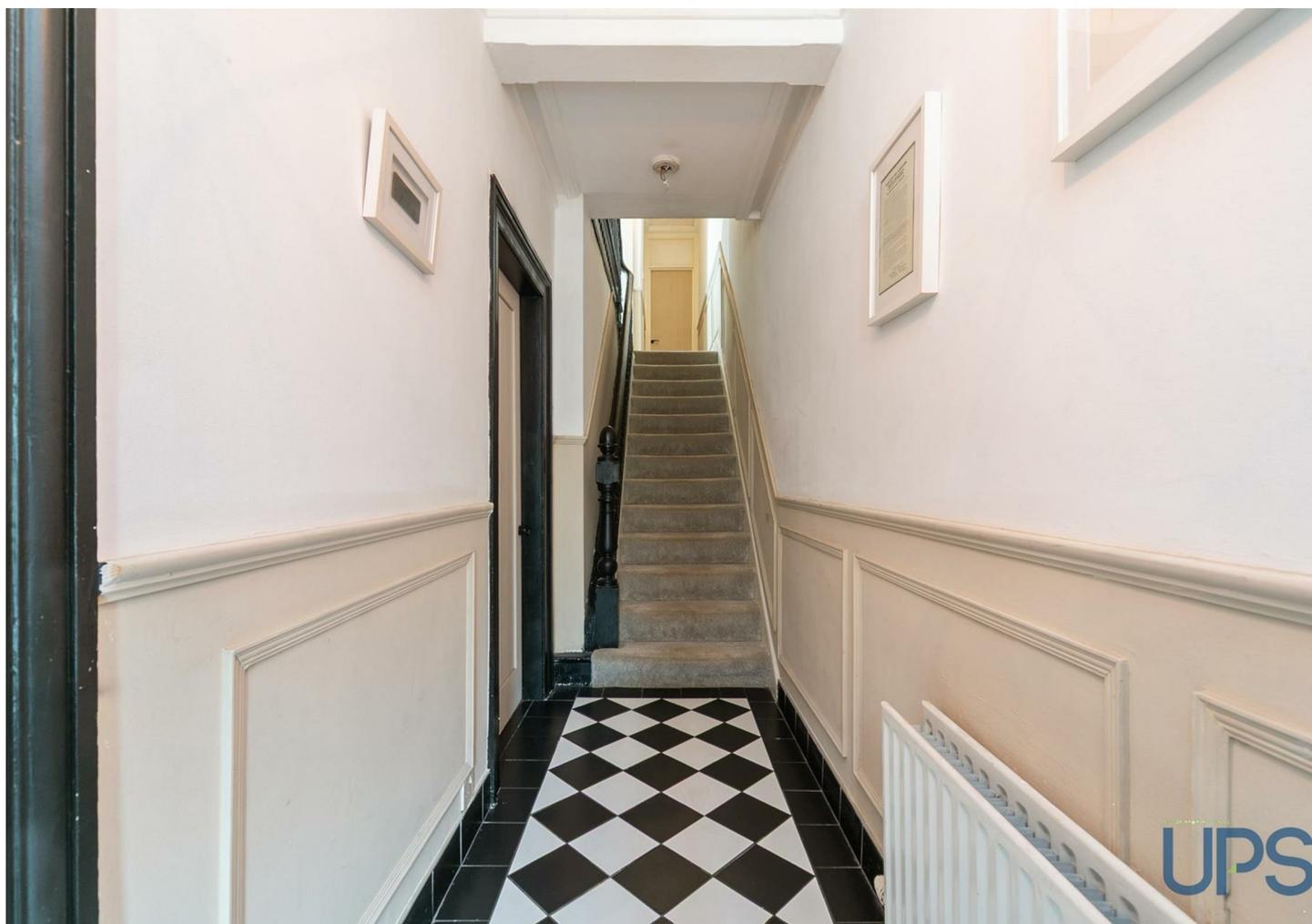
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	73

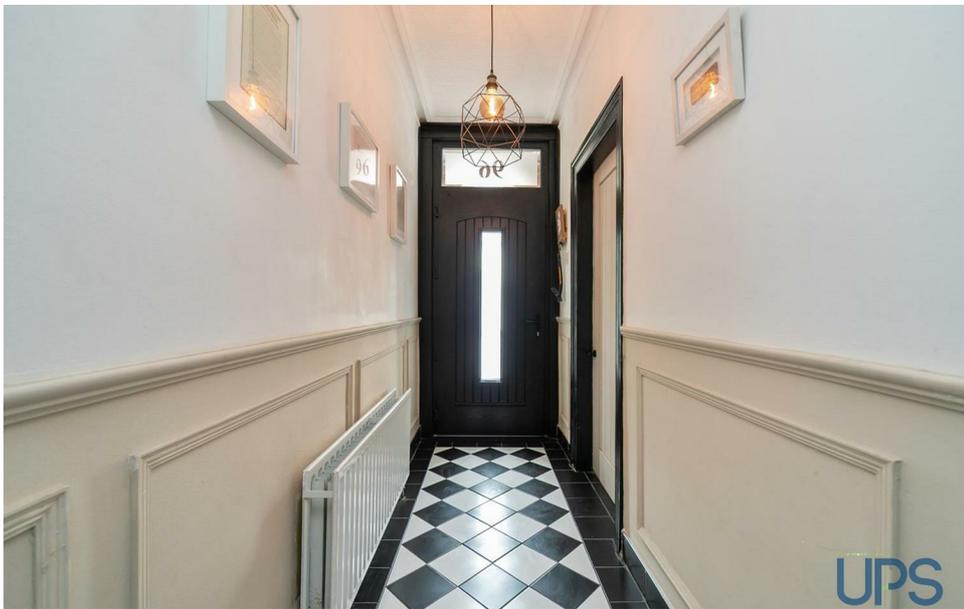
Northern Ireland EU Directive 2002/91/EC

OFFERS AROUND £199,950

## Key Features

- Beautifully presented well appointed, traditional red brick period town terrace.
- Two generous, separate reception rooms.
- Large fitted kitchen / downstairs w.c / storage.
- Upvc double glazed windows / doors.
- Good, fresh presentation throughout.
- Three excellent comfortable, bright double bedrooms.
- Living / dining room with feature double patio doors / Feature Archway open to:
- Luxury white bathroom suite.
- Gas fired central heating system.
- Extensive, landscaped, private, south facing rear garden.





## GROUND FLOOR

### OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

### ENTRANCE HALL

Ceramic tiled floor, feature wall paneling. Corncing.

### LOUNGE

12'3 x 12'10

Feature fireplace with cast iron inset and tiled hearth, wooden effect strip floor, deep moulded corncing, plate rack.

### LIVING / DINING AREA

11'9 x 12'4

Feature beam fireplace, inset, wooden effect strip floor, storage understairs, upvc double glazed double patio doors. Archway to;

### LARGE FITTED KITCHEN

15'7 x 8'9

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, overhead extractor hood, fridge and freezer. Upvc double glazed double doors.

### REAR PORCH / STORAGE

Feature units, gas boiler.

### DOWNSTAIRS W.C

Low flush w.c, ceramic tiled floor, tiling, wash hand basin.

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

14'2 x 12'0

Deep moulded corncing.

### BEDROOM 2

11'9 x 10'3

### BEDROOM 3

9'1 x 9'0

### LUXURY WHITE SHOWER SUITE

Paneled bath, wash hand basin, vanity unit, thermostatically controlled shower unit, low flush w.c. tiling, feature black chrome sanitary ware

### ROOFSPACE

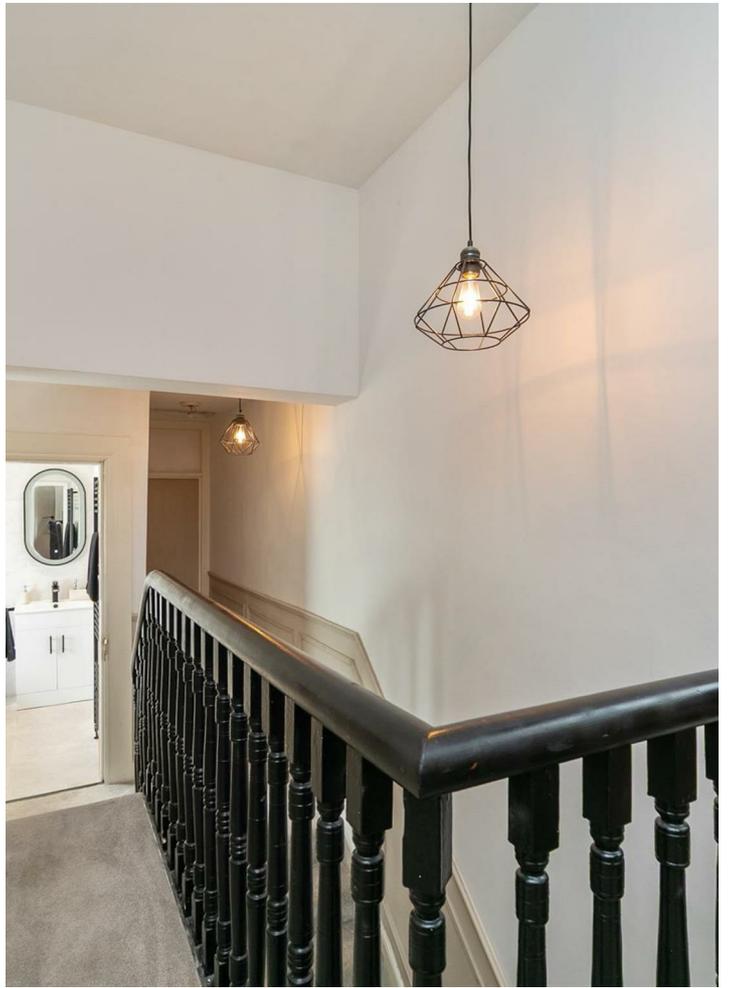
Approached via slingsby type ladder.

### OUTSIDE

Double doors to rear enclosed yard to private landscaped south facing rear gardens with flagging, raised seating, storage, high hedges. .

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Questions you may have.

**Which mortgage would suit me best?  
How much deposit will I need?  
What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18403569**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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