

GERARD MCCLINTON  
ESTATE AGENT



23 Lady Wallace Brae, Lisburn, BT28 3WN

Offers in the region of £177,500



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# 23 Lady Wallace Brae

Lisburn, BT28 3WN

- Modern Build & Easy Maintenance Home
- 3 Bedroom Semi Detached
- Open Plan L Shaped Kitchen Dining & Sunroom
- Driveway, Front & Rear Garden
- Double Glazing
- Convenient Lisburn Location
- Spacious Living Room
- Downstairs WC and First Floor Bathroom
- Gas Central Heating

Gerard McClinton Estate Agent is thrilled to offer for sale this modern semi detached home, located in a desirable cul de sac in the highly sought after "Thaxton Village" Development in Lisburn.

This property is ideal for young families looking for a low maintenance first home. With Lisburn City Centre only minutes away and for those commuting, Belfast City Centre is approx 20 minute drive away (stat by AA routeplanner - approx 8 miles) via Boomers Way and the M1.

For families, a selection of highly regarded primary, secondary and grammar schools are accessible along with parks, Duncans Dam for a waterside stroll and Lisburns superb Leisureplex with its leisure centre, multiple restaurants and omniplex Cinema all less than a 10 minute drive away.

The property comprises three bedrooms, the main family bathroom with bath and thermostatic shower and a separate downstairs WC. The spacious living room is to the front of the property and to the rear is the modern fitted kitchen with range of units and appliances that further opens up onto the sunroom / dining area.

Outside is the driveway for off street parking, front garden laid to lawn along with a rear garden and paved patio area



## Entrance Hall

## Living Room

16'8" x 12'3" (5.1 x 3.75)

## Open Plan Kitchen, Dining & Sunroom

19'11" x 17'4" (awp) (6.08 x 5.3 (awp))

## Ground Floor Cloakroom

5'10" x 3'7" (1.8 x 1.1)

## First Floor Landing

## Bedroom

10'11" x 8'11" (3.34 x 2.72)

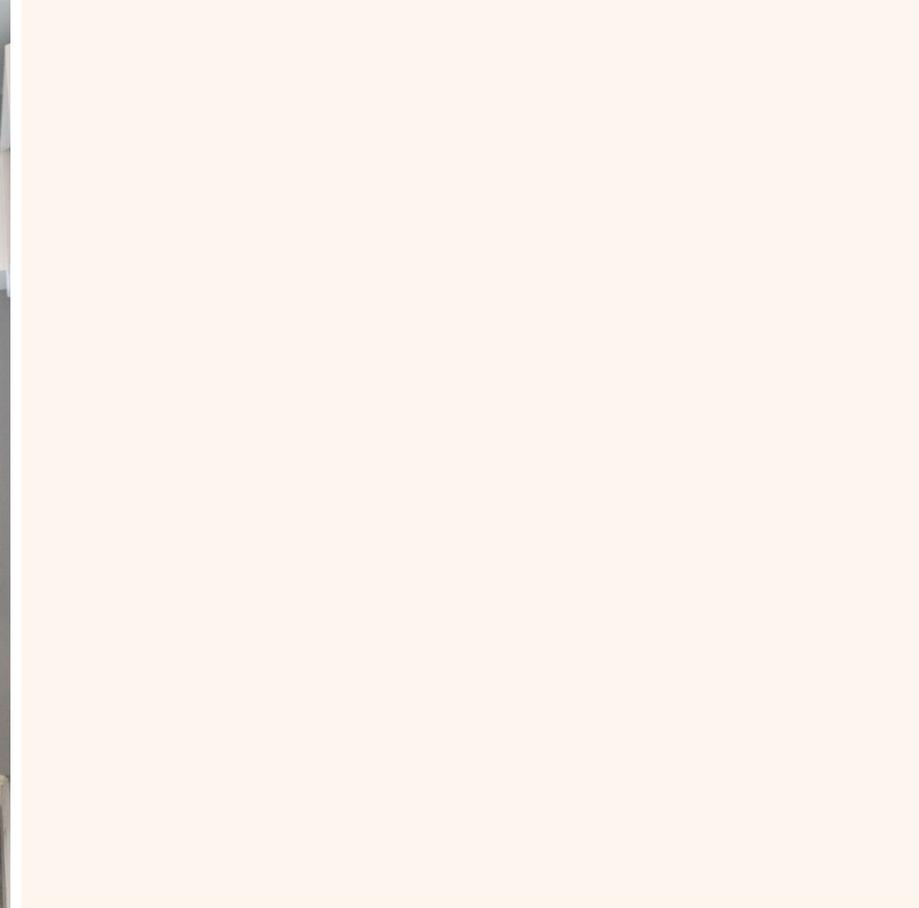
## Bedroom

11'5" x 8'10" (3.48 x 2.71)

## Bedroom

8'1" x 6'11" (2.47 x 2.11)

## Outside



Directions

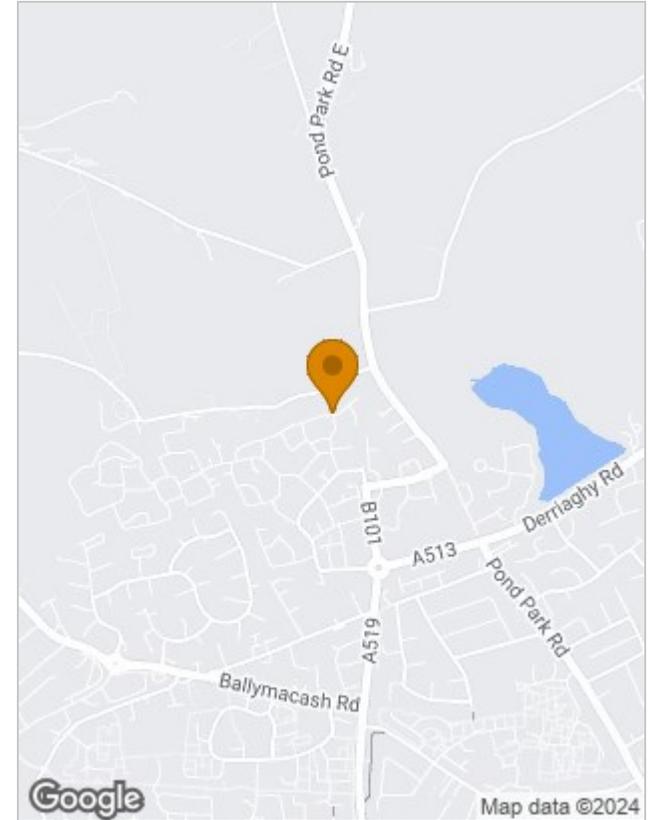




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.