



5 SIR RICHARD WALLACE SQUARE, LISBURN, BT28 3DQ

- An Exceptionally Well Presented Semi Detached Property Occupying A Pleasant Setting Within This Ever Popular And Convenient Residential Location
- Entrance Hall With Panelled Entrance Door And Tiled Floor
- Cloakroom With Low Flush Suite
- Lounge With Granite Surround With Coal And Flame Effect Gas Fire
- Kitchen/Dining Area With Integrated Appliances
- Sunroom With PVC Double Glazed Double Doors To Rear Patio Area And Garden
- Three Bedrooms (One With Built In Units)

PRICE: OFFERS IN THE REGION OF £229,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B82

REF: DL260724SR

- Bathroom With White Suite Including Thermostatic Shower
- Part Floored Roofspace With Slingsby Style Ladder
- Large Pavior Brick Set Driveway To Front With Garden Laid In Lawn
- Enclosed Rear Patio Area Laid In Paving Plus Raised Garden Laid In Lawn With Decking Area
- Gas Fired Central Heating System
- PVC Double Glazed Windows
- Excellent B82 Energy Rating For Lower Running Costs

ACCOMMODATION Measurements are approximate.

ENTRANCE HALL:

Panelled entrance door. Tiled floor.

CLOAKROOM:

Low flush suite. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Tiled floor. Storage cupboard with Worcester gas fired boiler.

LOUNGE:

15' 1" x 12' 7" (4.59m x 3.83m)

Measurements taken into bay window. Granite surround with coal and flame effect gas fire.

KITCHEN/DINING AREA WITH INTEGRATED APPLIANCES:

13' 8" x 12' 8" (4.17m x 3.85m)

Measurements taken to widest points. Range of high and low level units. Granite effect round edge work surfaces. Integrated oven. Integrated gas hob. Integrated dishwasher. Integrated washer dryer. Integrated fridge freezer. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Extractor unit in stainless steel and glass canopy. Part tiled walls. Tiled floor. Recessed spotlights. Storage under stairs. Open plan to sunroom.

SUNROOM:

10' 5" x 10' 2" (3.18m x 3.11m)

PVC double glazed double doors to rear patio area and garden. Tiled floor. Open plan to kitchen/dining area.



FIRST FLOOR

BEDROOM (1):

13' 8" x 9' 3" (4.16m x 2.83m)

Measurements taken to widest points and to include range of built in units.



BEDROOM (2):

12' 7" x 8' 5" (3.84m x 2.56m)

BEDROOM (3):

8' 11" x 7' 11" (2.73m x 2.42m)



BATHROOM:

White suite. PVC panelled bath with centre mount mixer tap and thermostatic shower. Wall mounted vanity unit with wash hand basin and mono style mixer tap. Close couple low flush wc. Chrome finished heated towel rail. Part tiled walls. Laminated tiled floor. Recessed spotlights.



ROOFSPACE:

Slingsby style ladder. Part floored. Light.

OUTSIDE

Large pavior brick set driveway to front with garden laid in lawn. Enclosed rear patio area laid in paving. Raised garden laid in lawn with decking area. Outside tap and light.



DIRECTIONS

From Prince William Road continue to the roundabout and turn left. At the end of the road turn right onto Lady Wallace Road. Turn left onto Sir Richard Wallace Road. At the end of the road turn left onto Sir Richard Wallace Square. Continue around the green area and number 5 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.



TENURE:

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

RATES PAYABLE:

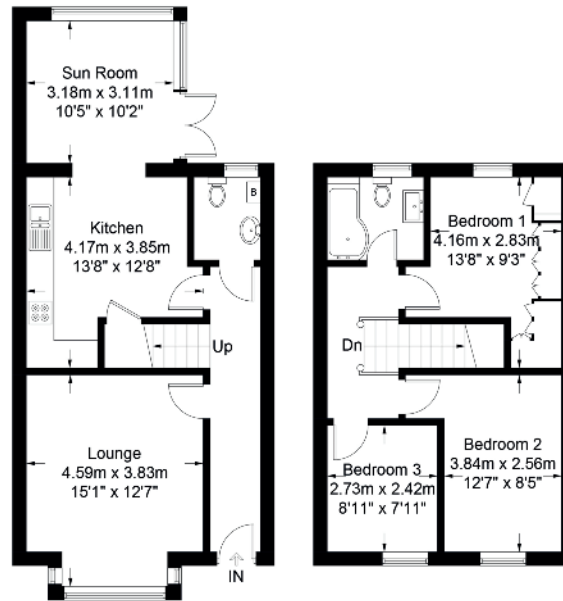
For period April 2024 to March 2025 £1,131.00

SERVICE CHARGE:

A service charge of £52 half yearly (at present) is payable to cover maintenance to communal areas, we recommend the purchaser and their solicitor confirm the cost and inclusions.



5 Sir Richard Wallace Square



Ground Floor
54.5 sq m / 587 sq ft

First Floor
41.6 sq m / 448 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1107438)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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