HMK PROPERTY

Lady Wallace Lane
Lisburn, BT28 3WT

Offers in the region of £215,000

Lady Wallace Lane, Lisburn

HMK Property is delighted to introduce 12 Lady Wallace Lane, Lisburn, to the sales market. This spacious three-bedroom townhouse is located in the popular residential development of Lady Wallace. The property features a bright entrance hall with laminate flooring and under-stairs storage, and a spacious living room with a gas fire, laminate flooring, and a large picture window overlooking the front of the property. At the rear of the property is a large kitchen/dining room with an excellent range of high and low-level units, along with uPVC patio doors with direct access to a good-sized enclosed rear garden and patio area. No. 12 also benefits from a separate utility room plumbed for a washer/dryer, along with a separate downstairs W/C. On the first floor, there are three spacious bedrooms, the master with an en-suite shower room, along with a separate family bathroom and a large storage cupboard. To the rear of the property is a low-maintenance garden and patio area, and off-street parking to the front of the property. No.12 Lady Wallace Lane will make the perfect home for a range of buyers. To arrange a viewing, contact HMK Property today on 02890397712.

HMK Property 8 Grand Parade, Belfast, BT5 5HH T 02890397712

WALLACE LANE

The facts you need to know...

- Beautiful mid town house in a popular location
- Three spacious bedrooms, including a principal bedroom with en suite shower room
- Contemporary family bathroom
- Off-street parking to the front of the property
- Situated in a highly desirable location, this home is perfect for families, professionals, or anyone seeking stylish and low-maintenance living with excellent local amenities nearby
- Bright and stylish modern fitted kitchen and open plan dining with direct access to rear garden
- Separate utility room plumbed for washing machine and downstairs W/C
- Small enclosed private garden to rear of property
- Gas heating and uPVC windows throughout
- Early viewing is highly recommended to appreciate the quality and space this exceptional property offers

The property comprises...

GROUND FLOOR
Entrance hall leading to...

ENTRANCE HALL
11'10" x 10'1"
A bright entrance hall with uPVC window, laminate flooring and storage understairs

LIVING ROOM
13'0" x 11'4"
A spacious living room with laminate flooring, a large uPVC window, and a gas fire.

KITCHEN
15'3" x 11'0"
A large open-plan kitchen/dining room with an excellent range of high and low-level kitchen units, integrated appliances to include oven, extractor fan, and four-ring gas hob, and space for a free-standing fridge/freezer. Tiled flooring and double doors leading onto the garden.

HOOVER

The property comprises...

UTILITY ROOM
9'7" x 5'8"
A fantastic utility room with sink, plumbed for washing machine and tumble dryer, and additional cupboard space, with direct access to the rear garden.

DOWNSTAIRS W/C
5'8" 2'9"
A useful downstairs w/c with tile flooring, low flush w/c, and ceramic sink

FIRST FLOOR
Carpeted landing with access to partially floored roofspace and additional storage cupboard.

MAIN BEDROOM
11'10" x 11'3"
A spacious master bedroom with uPVC window overlooking the rear garden and access to an en-suite shower room

The property comprises...

EN-SUITE SHOWER ROOM
5'10" x 5'9"
A spacious en-suite shower room, with a corner shower, low flush w/c, ceramic sink with extractor fan

BEDROOM TWO
12'9" x 9'10"
A good-sized double bedroom overlooking the front of the property

BEDROOM THREE / HOME OFFICE
8'1" x 7'8"
A single bedroom with vinyl flooring could be used as a home office or children's nursery

FAMILY BATHROOM
9'8" x 5'9"
A modern bathroom suite with paneled bath, pedestal sink, and low flush toilet, tiled flooring, and frosted uPVC window.

OUTSIDE
At the front of the property, there is off-street parking for up to two cars. At the rear of the house is an excellent garden with a patio.

Under the terms and conditions of the Estate Agency Act, we are obliged to inform you that 12 Lady Wallace Lane, Lisburn, is owned by a relative of an employee in HMK Property.

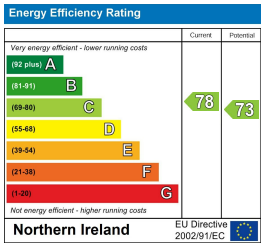
CAITLIN

Additional Information

No.12 Lady Wallace Lane is conveniently located near a host of local amenities, cafes, and restaurants. No.12 will appeal to a host of buyers, particularly first-time buyers. To arrange a viewing, please contact HMK Property on 02890397712.

Need to sell to buy? Contact Hannah Kennedy today for a free property valuation on 02890397712.

ENERGY EFFICIENCY RATING

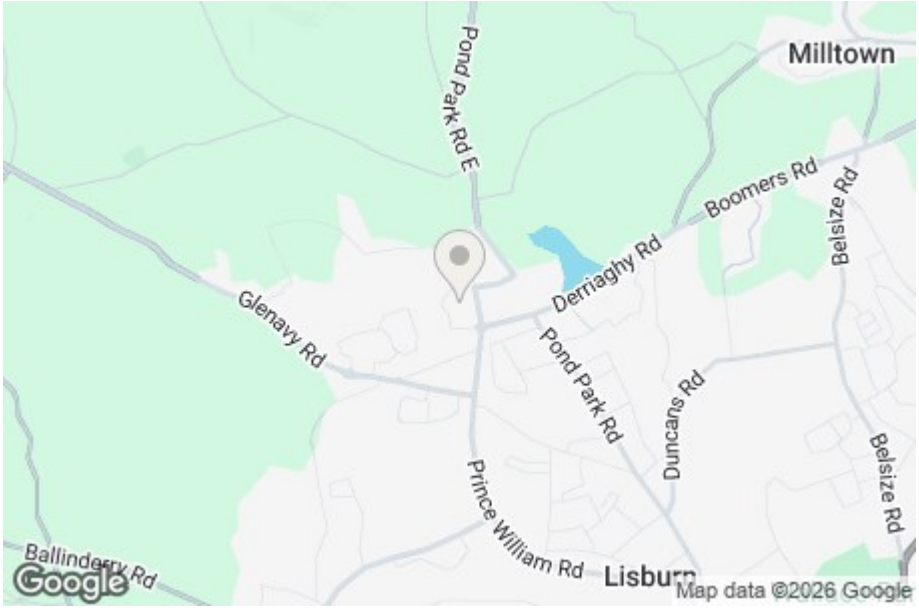


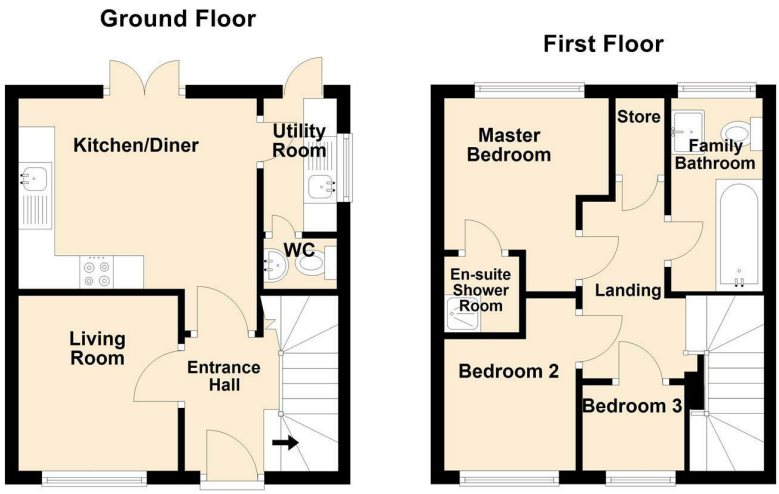
VIEWING

By appointment with HMK Property

Location

Travelling on Prince William Road, continue straight at Boomers Way Roundabout. Take left onto Lady Wallace Road and left onto Lady Wallace Lane.





Please Note: This floorplan is for illustration purposes only
Plan produced using PlanUp.

12 Lady Wallace Lane, Lisburn

HMK PROPERTY

HMK Property - Sales - Lettings - Management - Mortgages

HMK Property
8 Grand Parade
Belfast
BT5 5HH
T: 02890397712
E: info@hmkproperty.com

www.hmkproperty.com

Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

Contact HMK today for a free property valuation 02890397712

Belfast Telegraph PROPERTY AWARDS 2024 In partnership with openreach HIGHLY COMMENDED

The Negotiator Awards 2025 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND BRONZE

ico. Information Commissioner's Office | naea propertymark PROTECTED | The Property Ombudsman

DISCLAIMER

HMK Property have endeavoured to prepare these sales particulars as accurately and reliably as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and agents do not give any warranty in relation to the property. We would recommend that all information contained in this brochure is verified by yourself or your professional advisors. Services, fittings, and equipment referred to in the sales details have not been tested and no warranty is given to their condition. All measurements contained within this brochure are approximate.