



2 OAKLAND WAY, DUNMURRY, BELFAST, BT17 9QQ

- A Well Presented Mid Terrace Property Situated Within This Popular And Convenient Residential Location In Close Proximity To Local Amenities And Convenient To Both Lisburn And Belfast
- Entrance Porch With Mahogany Glazed Entrance Door And Tiled Floor
- Entrance Hall With Mahogany Glazed Entrance Door And Laminated Timber Floor
- Lounge With Bay Window And Decorative Wooden And Tiled Fireplace
- Kitchen/Dining Area With Integrated Oven And Hob
- Rear Hall With Mahogany Effect PVC Double Glazed Door To Rear / Adjoining Cloakroom With Low Flush Suite
- Three Bedrooms With Built In Storage (One With Quadrant Shower Cubicle)

PRICE: OFFERS IN THE REGION OF £94,950

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING D58

REF:GN030621SR

- Tiled Bathroom With White Suite
- Enclosed Front Garden Laid In Lawn With Paved Path To Entrance Door
- Enclosed Rear Patio Area With Enclosed And Raised Garden Laid In Lawn
- Gas Fired Central Heating System
- Part Mahogany Effect PVC Double Glazed Windows



ACCOMMODATION

Measurements are approximate

ENTRANCE PORCH:

Mahogany glazed entrance door with glazed side panels. Tiled floor.



ENTRANCE HALL:

Mahogany glazed entrance door. Laminated timber floor.

LOUNGE:

15' 10" x 14' 8" (4.82m x 4.48m)

Measurements taken to widest points and into bay window. Decorative wooden and tiled fireplace with coal effect electric fire. Laminated timber floor.



KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

19' 1" x 8' 4" (5.81m x 2.54m)

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit. Single drainer stainless steel sink unit with swan neck mixer tap. Plumbed for washing machine. Part tiled walls. Tiled floor. Storage under stairs.



REAR HALL:

Mahogany effect PVC double glazed door to rear patio area and garden. Tiled floor.



CLOAKROOM:

Low flush suite. Pedestal wash hand basin with tiled splashback. Close couple low flush wc. Tiled floor.



FIRST FLOOR

BEDROOM (1):

11' 9" x 10' 4" (3.57m x 3.15m)

Measurements taken to widest points and to include built in storage. Quadrant shower cubicle with PVC panelled walls and thermostatic shower.



BEDROOM (2):

15' 3" x 8' 6" (4.66m x 2.59m)

Measurements to include built in storage with Vaillant gas fired boiler. Laminated timber floor.



BEDROOM (3):

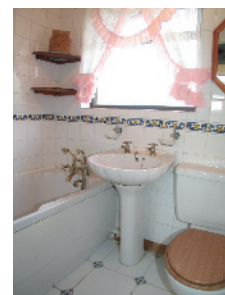
9' 5" x 7' 5" (2.87m x 2.25m)

Measurements taken to include built in storage. Laminated timber floor.



TILED BATHROOM:

White suite. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Close couple low flush wc. Tiled walls. Tiled floor.



OUTSIDE

Enclosed front garden laid in lawn with paved path to entrance door. Flowerbeds with shrubbery. Enclosed rear patio area laid in paving with enclosed and raised garden laid in lawn. External store. Outside tap and light.

TENURE:

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

RATES PAYABLE:

For period April 2020 to March 2021 £tbc

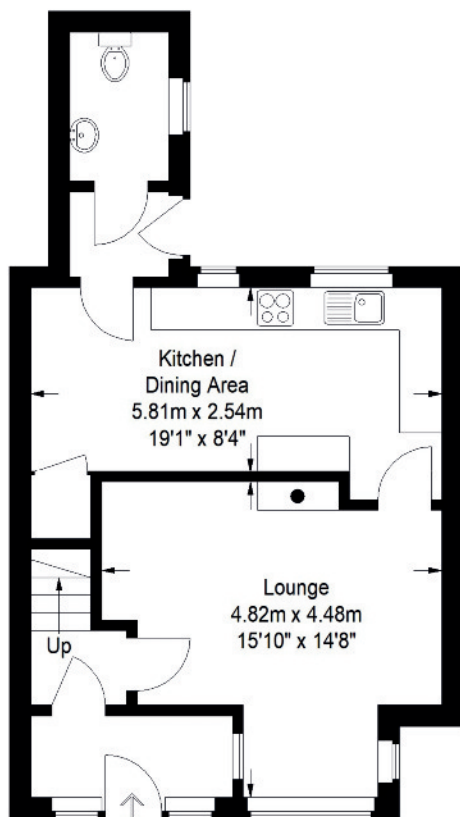
DIRECTIONS

From A1/Kingsway turn onto Rowan Drive. Turn left onto Larch Grove then right onto Oakland Way. Number 2 is on the left.

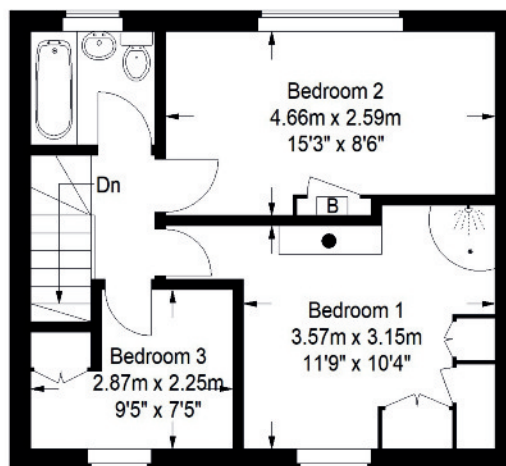
Please note we have not tested any systems in this property, we recommend the purchaser checks all systems are working prior to completion.



2 Oakland Way



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 767245)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

VALUATION SERVICE

We can arrange a **FREE** pre sale valuation of your property at a time to suit you.

www.hgraham.co.uk

58-60 Bachelors Walk, Lisburn, Co. Antrim BT28 1XN T: 028 9267 2929 E: info@hgraham.co.uk

The above details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure is to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness. Neither the vendor, nor Henry Graham Estate Agents, nor any person employed in the company has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points.