



44 OAKWOOD AVENUE, ANTRIM



X 3



X 1



X 2

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			
		84	84

OFFERS OVER £210,000

# 44 OAKWOOD AVENUE, ANTRIM

This immaculately finished 3 bedroom semi-detached house built in 2023 within the popular Oakwood development offers modern living at its finest. With spacious interiors, a bright & spacious lounge and a sleek, well equipped kitchen, it's perfect for family life. Upstairs, you'll find three generous bedrooms, including a bright master. The property also features a good sized garden, ideal for outdoor enjoyment and relaxation.

## FEATURES

- Mains gas central heating.
- Double glazed windows in uPVC frames.
- Enclosed garden and patio area to the rear.
- Tarmac driveway and parking area.
- Located at the junction of Birchhill Road and Ballygore Road.
- 10 year NHBC builders warranty from date of construction.

## ADDITIONAL INFORMATION

TENURE: Freehold

ANNUAL RATES: £959.28

ANNUAL SERVICE CHARGE: £240

SCAN THE QR CODE BELOW FOR FULL DETAILS



## VIEWING & FURTHER QUERIES

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## ENTRANCE HALL

4.75 m x 1.26 m (15'7" x 4'2")

Tiled floor; under stairs storage cupboard; alarm system.

## DINING KITCHEN

3.01 m x 7.06 m (9'11" x 23'2")

Range of contemporary fitted units; laminate work surfaces; recessed sink; gas hob with extractor unit over; integrated fridge freezer, dish washer & washing machine; fitted oven; gas boiler cupboard; dining area; tiled floor; spotlighting; door to the rear.

## LOUNGE

3.62 m x 4.23 m (11'11" x 13'11")

Firefox stove set on a slate hearth.

## DOWNSTAIRS WC

1.21 m x 1.54 m (4'0" x 5'1")

Toilet; wall mounted wash hand basin; tiled floor.

## FIRST FLOOR

### LANDING

Storage cupboard; access to the roof space.

### BEDROOM 1

3.01 m x 7.06 m (9'11" x 23'2")

Double bedroom to the front.

### ENSUITE

1.28 m x 2.42 m (4'2" x 7'11")

Large tiled shower cubicle; toilet; wall mounted wash hand basin; chrome towel radiator; storage cupboard; tiled floor; spotlighting; extractor fan.

### BEDROOM 2

3.58 m x 2.61 m (11'9" x 8'7")

Double bedroom to the rear.

### BEDROOM 3

2.45 m x 2.30 m (8'0" x 7'7")

Single bedroom to the rear.

### BATHROOM

2.46 m x 1.94 m (8'1" x 6'4")

Panel bath; tiled shower cubicle; toilet; wall mounted wash hand basin; chrome towel radiator; tiled floor; spotlighting; extractor fan.

## EXTERIOR

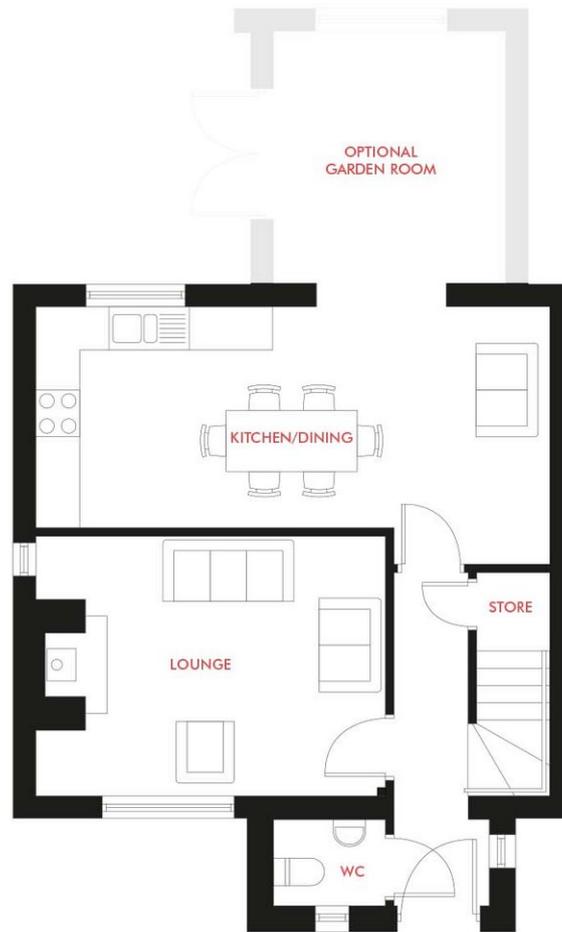
### OUTSIDE FEATURES

- Tarmac driveway.
- Fully enclosed rear garden & patio area.
- Small garden/lawn area to the front.
- Outside light & tap.

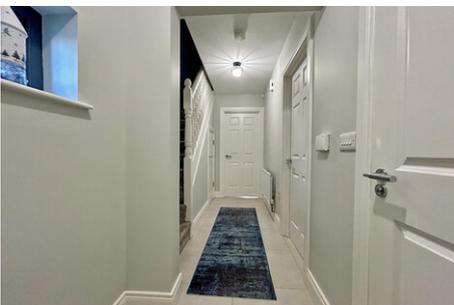


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# FLOORPLAN



# PHOTOS



# PHOTOS

