



## **12 OAK GRANGE, WARINGSTOWN, BT66 7SU**

- A Well Presented And Spacious Semi Detached Property Occupying A Prime Setting Within This Popular Residential Location Close To Lurgan And Moira
- Lounge With Pine And Cast Iron Fireplace And Oak Floor / Separate Family Room Or Bedroom
- Modern Fitted Kitchen And Dining Area With Integrated Appliances
- Optional Three Or Four Bedroom Layout
- Bathroom With Bath And Shower Cubicle
- Attached Garage And Tarmac Driveway
- Enclosed Rear Garden With South Westerly Aspect

**PRICE: OFFERS IN THE REGION OF £179,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING D59**

**REF:HG050225DL**

- Oil Fired Central Heating With Recent Condensing Type Boiler
- PVC Double Glazed Windows And External Doors
- An excellent opportunity to acquire one of these spacious properties with an adaptable three or four bedroom layout and generous south facing rear garden making ideal for first time buyers or young family, we strongly recommend early viewing.

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

PVC double glazed entrance door. Solid oak floor. Open tread staircase.

### CLOAKROOM:

Low flush suite. Close couple low flush wc. Wash hand basin.

### LOUNGE:

**4.98m (16'4") x 3.50m (11'6")**

Pine and cast iron fireplace with cast iron inset and polished granite hearth. Solid oak floor.

### MODERN FITTED KITCHEN AND DINING AREA:

**4.62m (15'2") x 4.34m (14'3")**

Measurements taken to widest points. Range of high and low level units. Woodstrip effect round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated oven and ceramic touch control hob. Extractor hood in stainless steel canopy. Part tiled walls. Tiled floor. Plumbed for dishwasher.

### BEDROOM (3) or FAMILY ROOM:

**3.64m (11'11") x 3.50m (11'6")**

### BEDROOM (4) or STUDY:

**2.73m (8'11") x 2.73m (8'11")**



## FIRST FLOOR

### BEDROOM (1):

5.41m (17'9") x 3.50m (11'6")

Measurements to include range of built in robes with sliding mirror doors.



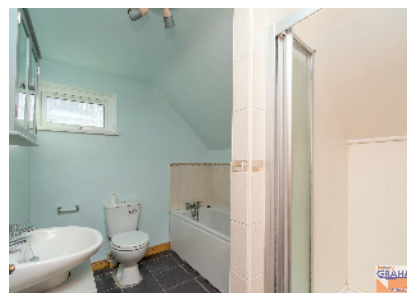
### BEDROOM (2):

3.65m (12'0") x 2.89m (9'6")



### BATHROOM:

Panelled bath with mixer tap and shower attachment. Shower cubicle with thermostatic shower. Pedestal wash hand basin. Tiled splash back. Close couple low flush wc. Tiled floor. Part tiled walls. Separate hotpress on landing.



### OUTSIDE:

Front garden laid in lawn. Tarmac driveway. Enclosed rear garden with south westerly aspect laid in lawn and paved patio area.

### ATTACHED GARAGE:

5.12m (16'10") x 2.87m (9'5")

Up and over door. Light and power. Oil fired condensing type boiler.



### TENURE:

We have been advised the tenure for this property is leasehold and the annual ground rent is £30, we recommend the purchaser and their solicitor verify the details.

### RATES PAYABLE:

For period April 2024 to March 2025 £985.63

### DIRECTIONS:

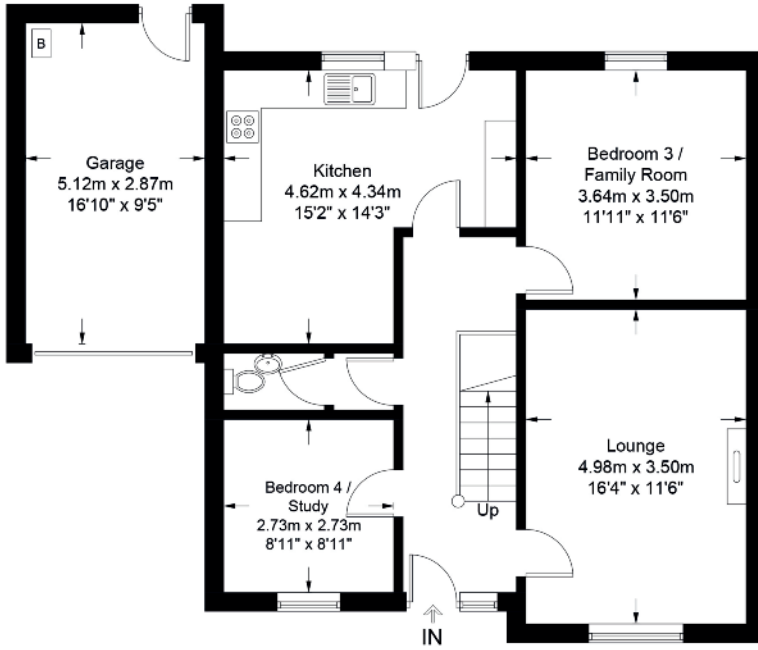
From Main Street turn into Mill Hill and then right into Oak Grange, number 12 is on the right.

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

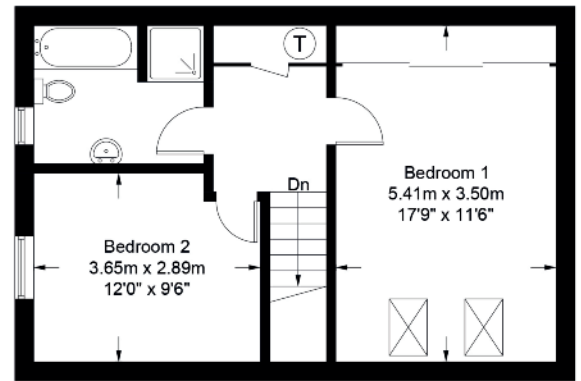


**12 Oak Grange, Waringstown**

Approximate Gross Internal Area  
Ground Floor = 70.9 sq m / 763 sq ft  
First Floor = 44.4 sq m / 478 sq ft  
Garage = 14.6 sq m / 157 sq ft  
Total = 129.9 sq m / 1398 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1164466)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	61 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.

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