



## 11 OAKRIDGE AVENUE, LISBURN, BT27 4NA

- A Semi Detached Property Occupying A Pleasant Cul De Sac Setting Within This Popular And Convenient Residential Location
- Entrance Hall With Mahogany Effect PVC Double Glazed Entrance Door And Laminated Timber Floor
- Lounge With Multi Fuel Burning Stove On Slate Hearth
- Kitchen/Dining Area With Integrated Oven And Hob
- Three Bedrooms With Built In Storage
- Bathroom With White Suite Including Mira Sprint Electric Shower
- Front Garden Laid In Lawn With Tarmac Driveway

**PRICE: OFFERS IN THE REGION OF £184,950**

**VIEWING BY APPOINTMENT THROUGH AGENTS**

**ENERGY EFFICIENCY RATING E4I**

**REF: DLI60425SR**



- Enclosed Rear Tarmac Patio Area With Raised Garden Laid In Lawn
- Detached Garage With Up And Over Door
- Oil Fired Central Heating System
- PVC Fascias And Soffits
- PVC Double Glazed Windows

• This property is ideal for first time buyers or families alike. Oakridge Avenue gives convenient access for commuting to Belfast either via car along the M1 or train from Lambeg train halt. The location is also within reach to the shops, cafe and pharmacy on Moss Road. Early viewing is strongly advised.

## ACCOMMODATION

Measurements are approximate.

### ENTRANCE HALL:

Mahogany effect PVC double glazed entrance door with double glazed side panels. Laminated timber floor. Storage under stairs.

### LOUNGE:

**12' 7" x 10' 2" (3.83m x 3.09m)**

Multi fuel burning stove on slate hearth. Laminated timber floor.

### KITCHEN/DINING AREA WITH INTEGRATED OVEN AND HOB:

**16' 6" x 12' 0" (5.02m x 3.65m)**

Range of high and low level units. Granite effect round edge work surfaces. Integrated oven and hob. Extractor unit in stainless steel and glass canopy. Bowl and a half single drainer stainless steel sink unit with mono style mixer tap. Plumbed for washing machine. Part tiled walls. Laminated timber floor in dining area. Tiled floor in kitchen area. Recessed spotlights in kitchen area. Double glazed sliding patio door to rear patio area and garden.



## FIRST FLOOR

### BEDROOM (1):

12' 8" x 9' 7" (3.85m x 2.93m)

Hotpress. Built in storage cupboard.



### BEDROOM (2):

9' 11" x 9' 7" (3.02m x 2.93m)

Built in storage cupboard.



### BEDROOM (3):

9' 8" x 6' 8" (2.95m x 2.04m)

Measurements to include built in storage cupboard.



### BATHROOM:

White suite. Panelled bath with Mira Sprint electric shower. Pedestal wash hand basin. Close couple low flush wc. Part tiled walls. Tiled floor.



## OUTSIDE

Front garden laid in lawn with tarmac driveway. Enclosed rear tarmac patio area with raised garden laid in lawn. PVC oil storage tank. Outside tap and light.

### DETACHED GARAGE:

21' 6" x 11' 5" (6.55m x 3.49m)

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



### DIRECTIONS

From Belsize Road turn into Oakridge Park. Turn left into Oakridge Avenue. Number 11 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.





## TENURE:

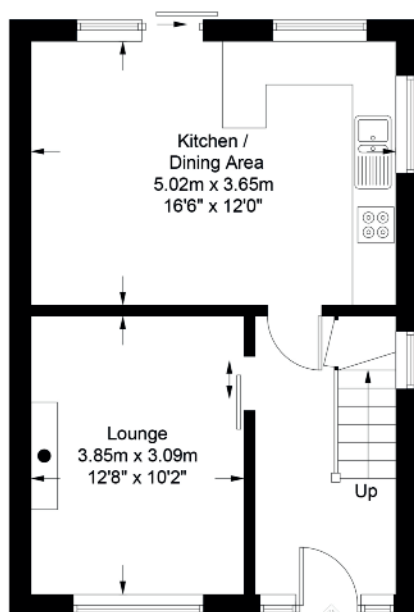
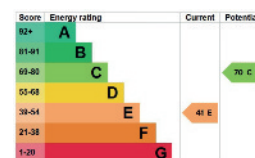
We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

## RATES PAYABLE:

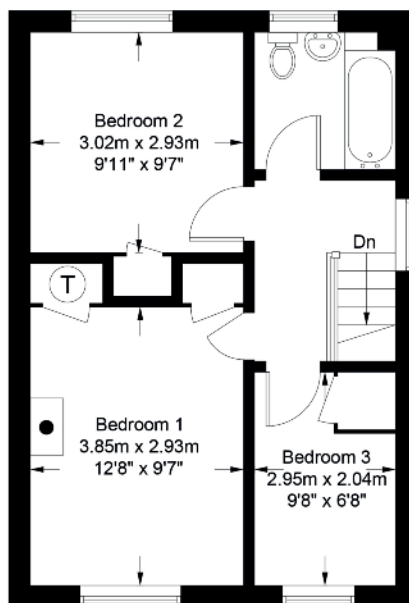
For period April 2024 to March 2025 £913.50



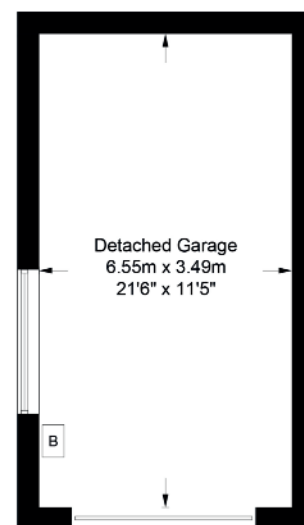
11 Oakridge Avenue



Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,  
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## VALUATION SERVICE

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

**www.hgraham.co.uk**

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