

Bringing Property and People Together

To many we are a very well known leading Estate Agency firm offering an exceptional sales service with excellent coverage.

Additionally our professional service departments offer high quality advice and help in all other property related matters.

Listed below are some of the services we provide to our clients on a day to day basis.

Services

Residential

- Resale
- Prestige Properties
- New Developments
- Building Sites
- Land and New Homes

Commercial

- Agency - Sales and Lettings
- Valuations
- Rent Reviews
- Lease Renewals
- Management

Professional Services

- Mortgage Valuations
- Homebuyer's Reports
- Compulsory Purchase
- Red Book Valuations
- Probate and Tax Valuations
- Private Valuations

Lettings

- Tenant Search
- Management

Agricultural

- Farm & Land Sales
- Land Lettings
- Auctioneering Services
- Wayleaves

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30 Oakridge CASTLEWELLAN RD, BANBRIDGE

£189,950

Situated in a very popular development off the Castlewellan Road this spacious 4 bedroom detached family home is superbly presented throughout and will meet the needs of any growing family and also benefits from a large detached garage (20' x 17') to the side. For full appreciation an appointment to view is recommended.

Bedrooms 4
Reception 4

DETACHED



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30 Oakridge

BANBRIDGE BT32 4RT

Entrance Hall

PVC front door with double glazed side screen to spacious hall with solid canadian birch wooden floor, telephone point, 2 wall light points, 1 radiator.

Lounge

17' 5" x 12' 2" (5.31m x 3.71m) (Excluding Bay)
Feature fireplace and hearth with gas fire inset, 2 wall light points, solid canadian birch wooden floor, TV point, telephone point, bay window, double radiator.

Family Room

13' 8" x 9' 11" (4.17m x 3.02m)
Double glazed patio doors to rear, TV point, 1 radiator.

Dining Room

10' 6" x 9' 5" (3.2m x 2.87m)
Solid canaian birch wooden floor, double radiator.

Study / Bed 5

10' 6" x 9' 5" (3.2m x 2.87m)
Telephone point, 1 radiator.

Kitchen / Dining

13' 9" x 10' 4" (4.19m x 3.15m)
Full range of high and low level modern shaker style units incorporating 1 1/2 bowl stainless steel sink unit and mixer tap, window pelmet, worktop lighting and larder style cupboard. Belling Country Chef Range with 8 gas plates, twin electric ovens and a grill, stainless steel extractor hood, fan and light, built-in large side by side fridge and freezer and fully integrated dishwasher. Part tiled walls, fully tiled floor, recessed ceiling spots, double radiator.

Utility Room

6' 9" x 5' 7" (2.06m x 1.7m)
Matching fitted units with single drainer stainless steel sink unit and mixer tap, plumbed for automatic washing machine, space for tumble dryer, part tiled walls, tiled floor, PVC double glazed back door, recessed ceiling spots, double radiator.

WC

5' 7" x 3' 2" (1.7m x 0.97m)
With low flush WC and wash hand basin, tiled floor, 1 radiator.

1st Floor

Landing

Hotpress, storage cupboard, 1 radiator.

Bedroom 1

13' 3" x 12' 3" (4.04m x 3.73m) (Min)
TV point, telephone point, 1 radiator.

Ensuite

8' 8" x 3' 10" (2.64m x 1.17m)
White suite comprising low flush WC, pedestal wash hand basin with mixer tap and double shower enclosure with thermostatic mixer shower, part tiled walls, tiled floor, shaver socket, double radiator.

Bedroom 2

13' 8" x 9' 11" (4.17m x 3.02m) (Max)
Laminate wooden floor, TV point, 1 radiator.

Bedroom 3

13' 8" x 10' 5" (4.17m x 3.18m)
Laminate wooden floor, TV point, 1 radiator.

Bedroom 4

12' 5" x 10' 5" (3.78m x 3.18m)
TV point, laminate wooden floor, double radiator.

Bathroom

10' 1" x 9' 2" (3.07m x 2.79m)
White suite comprising low flush WC, pedestal wash hand basin, corner bath with mixer tap telephone shower attachment and fully tiled quadrant shower cubicle with thermostatic mixer valve, 1/2 tiled walls, fully tiled floor, recessed ceiling spots, shaver socket, double radiator.

Garage

20' 0" x 16' 9" (6.1m x 5.11m)
Roller door, light and power, 2 radiators, oil fired boiler.

Outside

Neat front lawn with tarmac driveway to large detached garage at rear. Fully enclosed back garden laid out in lawn with feature raised deck area, outside lighting.

For Appointments

Telephone: (028) 4066 2206

Price:

Offers Around: £189,950

Holding Deposit: £2,000

Ref: 4182

Features:

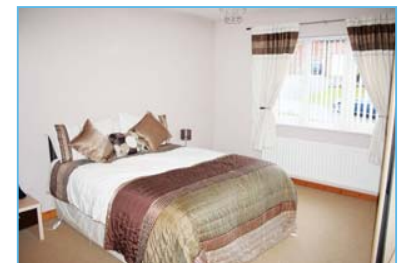
- * Oil Fired Central Heating
- * PVC Double Glazing
- * 4 Bedrooms / 4 Reception
- * Modern Fitted Kitchen With Range
- * Excellent Presentation Throughout
- * Large Detached Garage (20' x 17')
- * Feature Raised Decking Area With Views To Banbridge Town

Appointments:

Please call (028) 4066 2206

Mon — Fri 9am to 5.30 pm

Sat 9.30am to 12 noon



Making an offer: As part of our service to all our clients and in order to provide up to date mortgage details along with a quality mortgage service, our mortgage advisors will be asked to contact persons offering on a property.

Holding deposits: Upon acceptance of an offer, within 24 hours we must ask you to lodge with us a Holding Fee as shown above, which will be refundable up until contract acceptance.

Note: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can offer no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding descriptions and measurements.

Lisburn

Banbridge

Newry

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