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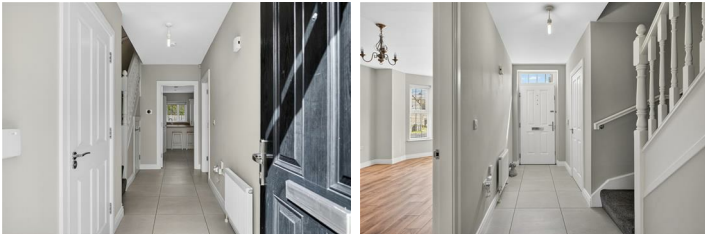
54 The Oaks Tobermore Road, Magherafelt, BT45 5FG

OFFERS OVER £269,950

- Four-bedroom semi-detached home
- Master bedroom with ensuite
- Two front parking spaces
- Nest controlled gas heating system
- Enclosed garden with paved area
- Desirable Magherafelt location
- Double bay window feature
- Buxus hedging feature
- Open-plan kitchen/living/dining
- Downstairs WC

Nestled within the desirable development of The Oaks, 54 The Oaks, Magherafelt, BT45 5FG is a beautifully presented four-bedroom semi-detached home offering stylish, modern living throughout. The property features a spacious master bedroom complete with a private ensuite, while a welcoming bay window enhances natural light and kerb appeal. To the front, there are two convenient parking spaces, complemented by neat buxus hedging that adds to the home's attractive exterior. The heart of the home is the open-plan kitchen, living and dining area, where double patio doors seamlessly connect to an enclosed rear garden with paved pathways, perfect for relaxing or entertaining. This exceptional home combines practicality with a refined finish, making it an ideal choice for families and professionals alike.

Entrance Hall
5'1" x 17'4"



Neutral tiled floor, pendant lighting and under stair storage. Painted staircase with grey carpet. Nest heating system.

Living Room
10'8" x 19'7"



Bay feature window and additional side window make this a bright room. Multi fuel stove with black granite hearth and wooden beam overmantle feature. Wood laminate flooring, double radiator and TV sockets

Kitchen
10'2" x 10'7"



A range of high and low level cream shaker style units with wood effect worktops and upstands. Kitchen island with seating area. Integrated fridge freezer, oven, dishwasher and gas hob with stainless steel backsplash. All Indesit appliances. 1.5 sink with drainer, spotlighting and double radiator. Neutral tiled floor

Dining Area
8'9" x 16'10"



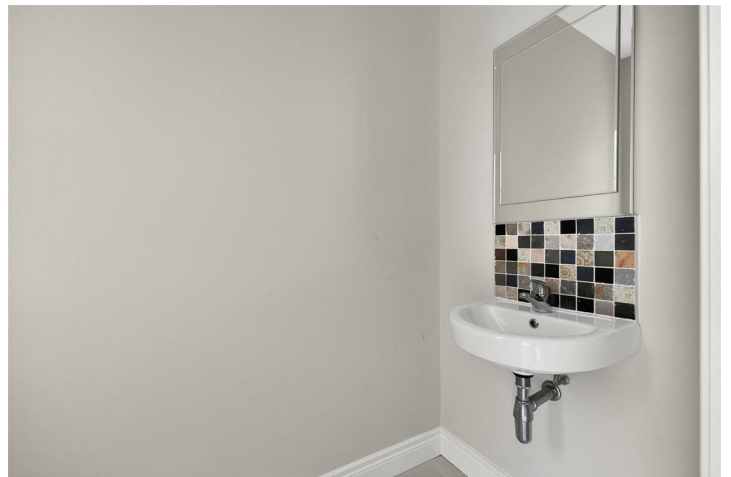
Large area for living/dining. Spotlighting and double radiator. Double patio doors to rear garden area.

Utility Room
3'8" x 5'10"



Walk in laundry area

WC
2'11" x 7'2"



WC at entrance with white sanitaryware, mosaic splashback detail and spotlighting.

Master Bedroom
10'8" x 13'6"



Front facing bay window feature and grey carpeted flooring. Large built in wardrobe with mirrored door to middle. Double radiator and TV point.

Ensuite
7'8" x 4'7"



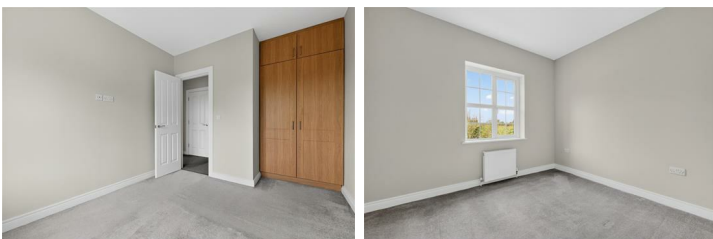
White sanitaryware with under sink drawer storage. Neutral floor and shower tiles with mosaic detail. Chrome shower fittings and heated towel rail. Spot lighting.

Bedroom 2
8'0" x 10'6"



Front facing bedroom with grey carpeted flooring. Double radiator, pendant lighting and TV point.

Bedroom 3
9'4" x 14'2"



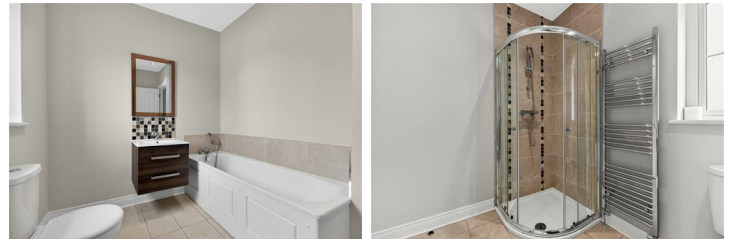
Rear facing bedroom with built in wardrobes and grey carpeted flooring. Double radiator, TV point and pendant lighting.

Bedroom 4
9'3" x 8'6"

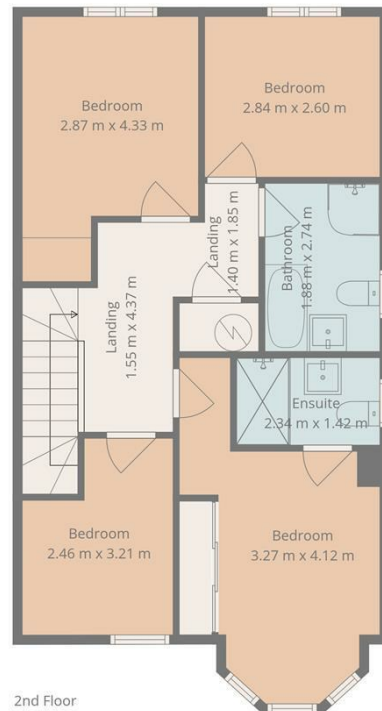
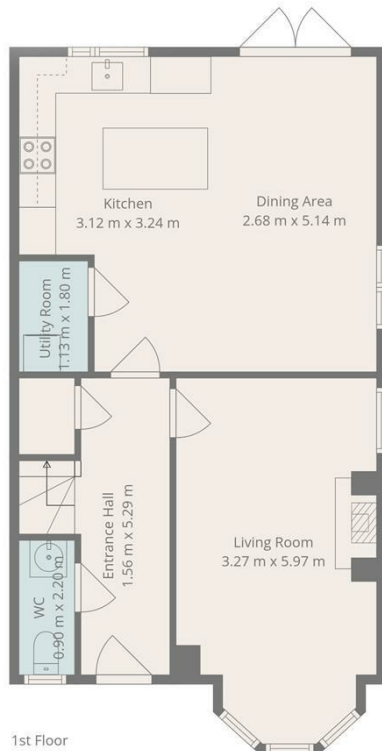


Rear facing bedroom with grey carpeted flooring. Double radiator, TV point and pendant lighting.

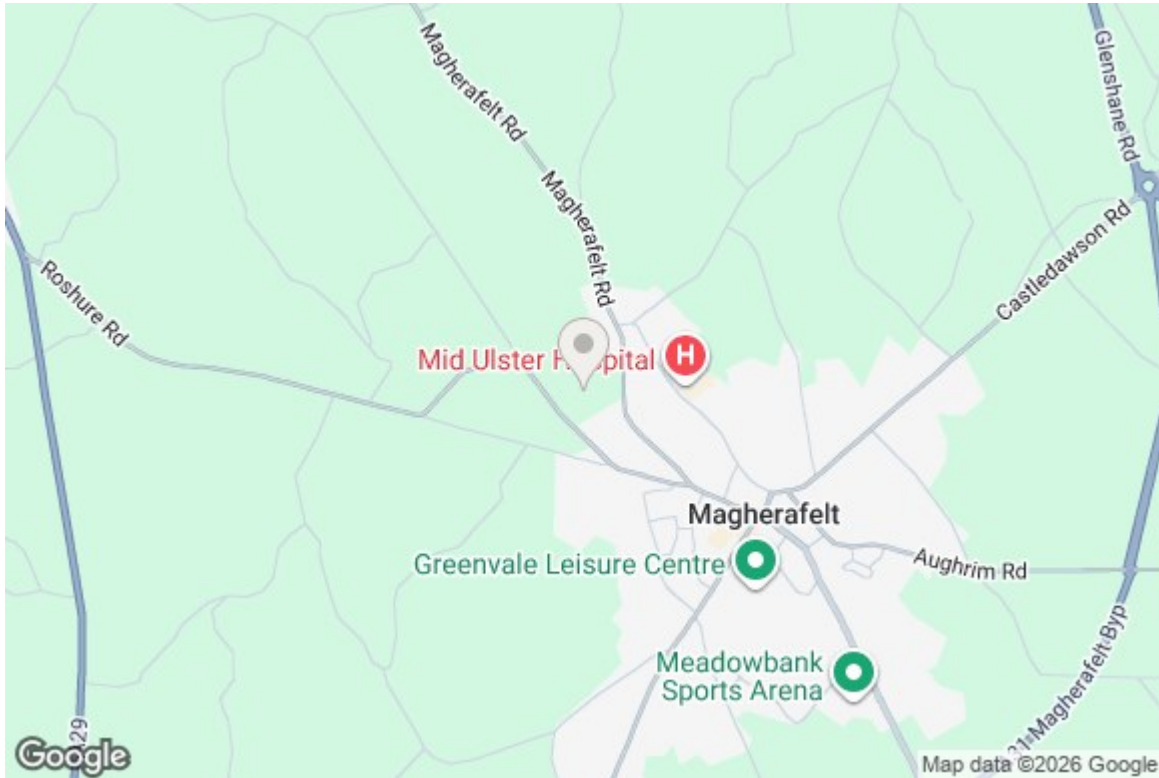
Bathroom
6'2" x 8'11"



White sanitaryware with under sink drawer storage. Neutral floor and shower tiles with mosaic detail. Chrome shower fittings and curved shower door. Heated towel rail. Spot lighting.



Total: 122 m²
 1st Floor: 61 M², 2nd Floor: 61 m²
 Excluded Areas: Walls: 8 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

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