



6 OAK MEWS, LISBURN, BT28 2ZW

- A Most Outstanding And Exceptionally Well Presented Semi Detached Property Occupying A Prime Setting Within This Highly Desirable And Exclusive Residential Location
- Lounge With Outlook Towards Open Countryside
- Luxury Fitted Kitchen And Dining Area With Range Of Integrated Appliances And Patio Doors
- Cloakroom With Low Flush Suite
- Three Bedrooms (One With Luxury Shower Room En Suite)
- Luxury Bathroom With Panelled Shower Bath
- Enclosed Rear Garden Laid In Lawn And Patio Area / Tarmac Driveway

PRICE: OFFERS IN THE REGION OF £215,000

VIEWING BY APPOINTMENT THROUGH AGENTS

ENERGY EFFICIENCY RATING B83

REF:HG180225DL

- Gas Fired Central Heating System With Worcester Combi Boiler
- PVC Double Glazed Windows And Patio Doors / Composite Entrance Door
- Excellent B83 Energy Efficiency Rating
- Early Viewing Is Highly Recommended

ACCOMMODATION

Measurements are approximate.

ENTRANCE HALL:

Composite entrance door. Ceramic tiled floor.

CLOAKROOM:

Low flush suite. Close couple low flush wc. Pedestal wash hand basin. Mono style mixer tap. Tiled splashback. Ceramic tiled floor.



LOUNGE:

4.36m (14'4") x 3.60m (11'10")

Pleasant outlook towards open countryside.



LUXURY FITTED KITCHEN AND DINING AREA:

4.6m (15'1") x 4.20m (13'9")

Measurement taken to widest points. Range of integrated appliances. Range of high and low level units. Oak effect worktops and upstands. Single drainer stainless steel sink unit with monostyle mixer tap. Integrated oven and gas hob. Glass splashback. Extractor hood in stainless steel and glass canopy. Integrated fridge freezer and dishwasher. Under unit lighting. Worcester gas fired combi boiler. Ceramic tiled floor. Recessed spotlights. PVC double glazed patio doors leading to enclosed rear garden and patio area.



FIRST FLOOR

BEDROOM (1):
3.13m (10'3") x 2.95m (9'8")



LUXURY SHOWER ROOM ENSUITE: Large shower cubicle with thermostatic shower. Wash hand basin with mono style mixer tap and tiled splash back. Close couple low flush wc. Chrome finish heated towel rail. Ceramic tiled floor. Recessed spotlights.

BEDROOM (2): 3.50m (11'6") x 2.64m (8'8")
Views towards open countryside.



BEDROOM (3): 2.94m (9'8") x 2.41m (7'11")
Measurement to include built in robe. Views towards open countryside.



LUXURY BATHROOM WITH WHITE SUITE: Panelled shower bath with mixer tap and shower attachment. Curved shower screen. Pedestal wash hand basin with mono style mixer tap and tiled splashback. Close couple low flush wc. Ceramic tiled floor. Recessed spotlights. Chrome finish heated towel rail. Landing with built in robe and access hatch to roofspace.

OUTSIDE

Front garden laid in lawn. Tarmac driveway. Enclosed rear garden laid in lawn and paved patio area. Raised bed with mature shrubs.

DIRECTIONS: From Knockmore Road turn into Ayrshire Avenue and then third right continue into Ayrshire Avenue, proceed to T junction and turn left into Ayrshire Gardens, proceed straight into Oak Mews, number 6 is on the left.

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 £957

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



6 Oak Mews, Lisburn

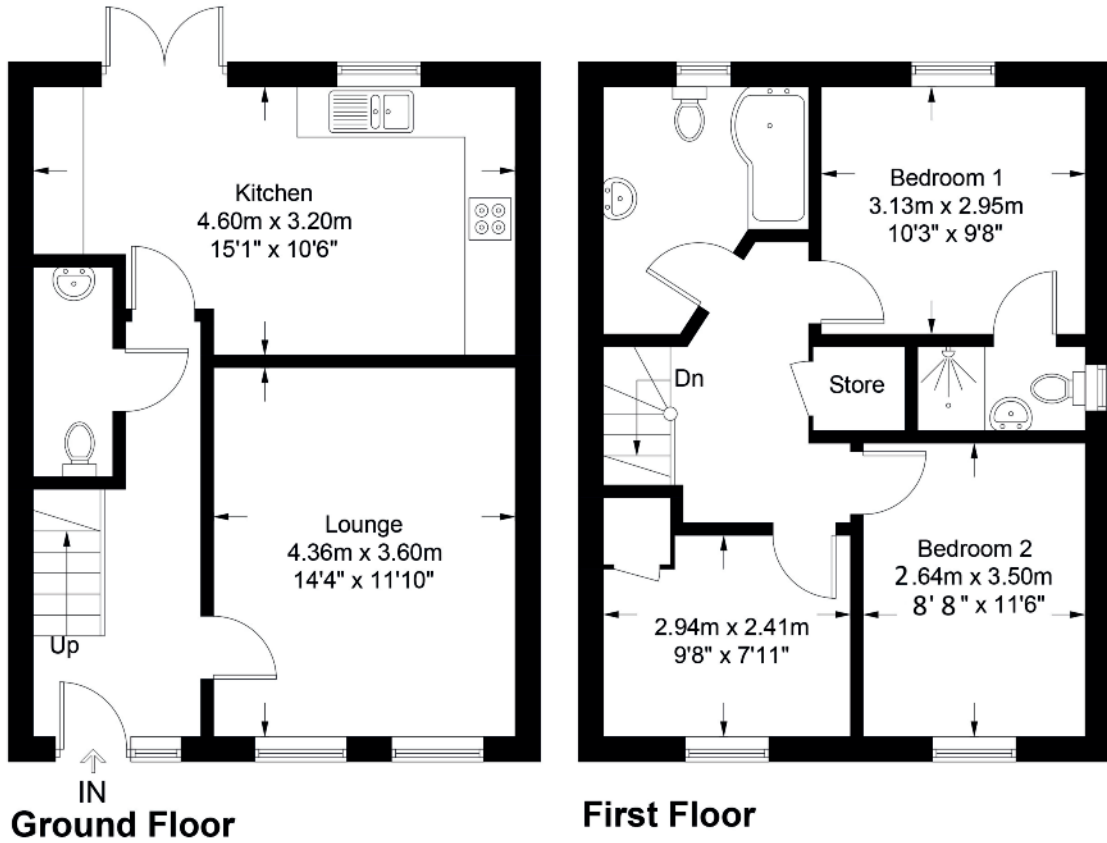


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1166673)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	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.

www.hgraham.co.uk

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