

## 14 Oakburn, Antrim, BT41 2BE



### PRICE Offers Over £105,000

This is an excellent opportunity for first-time buyers and investors alike to purchase a well proportioned three bedroom mid terrace house with ground floor W/C and occupying an excellent position with an outlook to the front over a well maintained green area. The ground floor comprises an entrance hall with staircase to the first floor and a bright living room with 'Rayburn' glass-fronted fire. The spacious kitchen and informal dining area is finished with a full range of high and low level units alongside an inner hall that provides valuable understairs storage and access to a convenient downstairs W.C. Upstairs, the landing leads to three well-proportioned bedrooms, two of which include built-in wardrobes, and a practical shower room fitted with a 'Redring Bright' electric shower unit and a separate W.C. The home is equipped with oil-fired central heating with double radiators throughout together with softwood double glazed windows. Externally, the property features fully enclosed gardens to both the front and rear with the front boasting a neat lawn with decorative stone and rose bushes, while the secure rear garden offers a paved pathway, double timber gates for excellent access and a covered open porch with access to two generous storerooms.

Early viewing strongly recommended.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803



## FEATURES

- Entrance hall with staircase to first floor
- Living room 13'10 x 11'6 with 'Rayburn' glass-fronted fire
- Spacious kitchen with informal dining area / Range of high and low level units
- Ground floor W/C
- First floor landing
- Three well proportioned bedrooms / Two with built-in wardrobes
- Shower room with electric shower and W/C
- Enclosed front and rear low maintenance gardens
- Covered open fronted rear porch with access to two storage sheds / Oil-fired central heating
- Excellent opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

Hardwood part glazed entrance door to:-

### ENTRANCE HALL

Double radiator. Stairwell to first floor with moulded hand rail. Door to inner hall.

### LIVING ROOM

**13'10 x 11'6 (4.22m x 3.51m)**

'Rayburn' glass fronted fire with tiled surround and hearth. Wood laminate floor. Double radiator.

### INNER HALL

Part glazed door to rear. Double radiator. Understairs storage with access to meter board.

### GROUND FLOOR W/C

Original low flush W/C.

### KITCHEN WITH INFORMAL DINING

**11'6 x 9'0 (3.51m x 2.74m)**

Full range of oak effect high and low level units with contrasting work surfaces. Stainless steel single drainer sink unit. Space for cooker. Plumbed for washing machine. Space for fridge freezer. Part tiled walls to work surfaces. Double radiator.

## FIRST FLOOR LANDING

Hot press with copper cylinder and immersion heater.  
Shelving above.

## BEDROOM 1

11'8" x 9'0" (3.56m x 2.74m)

Built-in wardrobe. Double radiator.

## BEDROOM 2

11'9" x 9'0" (3.58m x 2.74m)

Built-in wardrobe. Double radiator.

## BEDROOM 3

8'9" x 8'9" (2.67m x 2.67m)

(Max) Double radiator.

## SHOWER ROOM

6'2" x 5'1" (1.88m x 1.55m)

Comprising low flush W/C and wall mounted wash hand basin. Shower tray with 'Redring Bright' electric shower unit. Part tiled walls. Single radiator.

## OUTSIDE

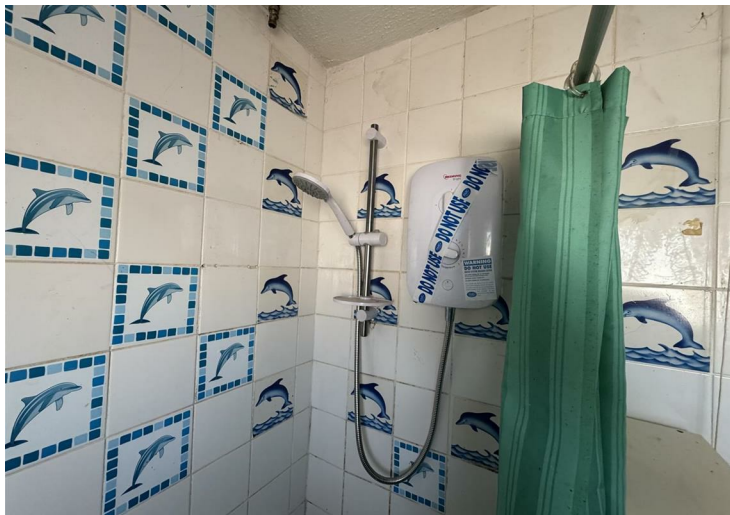
Timber pedestrian gate and low level fencing to enclosed front garden in lawn. Paved pathway with low maintenance border in decorative stone and rose bushes.

Double timber gates and low level timber fencing to rear garden in paved pathway and lawn. Prefabricated oil fired boiler house. PVC tank.

Covered open rear porch with part glazed rear door to rear hall. Two number brick built storage sheds.

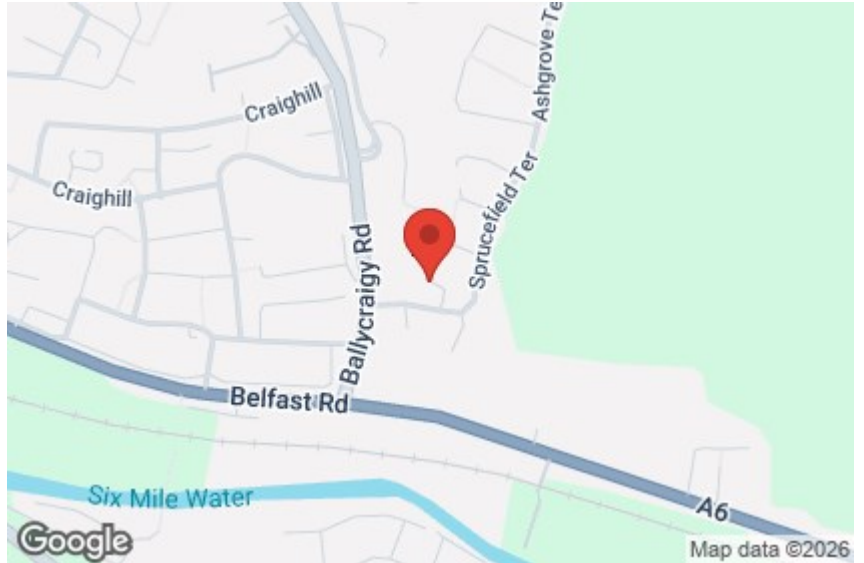
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



**Mortgage IQ**

**Talk to one of our advisers today**

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
T: 028 9417 0000  
E: antrim@mortgageIQ.co.uk

**IQ**

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:  
These particulars do not constitute any part of an offer or contract  
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor  
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact  
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars  
The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.