

Ballynahinch Branch

24 High Street
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49 - 51 Market Street
Downpatrick BT30 6LP
028 4461 2100

Banbridge Branch

18 Bridge Street
Banbridge BT32 3JS
028 4062 2226

Carryduff Branch

14B Ballynahinch Road
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General Enquiries

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For any enquiry relating to
this property, please contact

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43 Oak Grange Waringstown BT66 7SU

Offers In The
Region Of £269,950

Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by thorough inspection of the property and we recommend that any prospective purchaser should employ the professional services of a building surveyor and consider their findings prior to entering into contract. All such fees associated with this work will be the responsibility of the prospective purchaser regardless of whether the sale completes or not. In addition, none of the appliances or installations have been tested in any way whatsoever and it is our recommendation that a purchaser should fully satisfy themselves by employing an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room and should not be relied upon as completely accurate. You should not make decisions based on the measurements provided and double check measurements at all times.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.

- Detached Family Home Approx 1600 Sq Ft
- Adaptable Accommodation
- Four/Five Bedrooms, Two possible on Ground floor
- Three First Floor Bedrooms
- Ground Floor Bathroom & First Floor Bathroom
- Spacious Lounge with Open Fire
- Large Open Plan Modern Kitchen with Dining Space
- Separate Utility Room
- Oil Fired Central Heating
- EPC - 38F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	38	61



43 Oak Grange

Waringstown, BT66 7SU



Directions

Oak Grange is located in Waringstown village, situated on The Mill Hill - No 43 is at the bottom of the development on the left hand side.

Nestled in the charming village of Waringstown, this delightful detached house at 43 Oak Grange offers a perfect blend of comfort and modern living. Built in 1999, the property boasts a generous living space of 1,600 square feet, making it an ideal family home. Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The four bedrooms are thoughtfully arranged, offering privacy and tranquillity for all family members. Each room is filled with natural light, enhancing the overall sense of space and comfort. The property features two well-appointed bathrooms, catering to the needs of a busy household. The modern fixtures and fittings ensure that daily routines are both convenient and enjoyable. Set in a peaceful neighbourhood, 43 Oak Grange is surrounded by beautiful greenery, making it a perfect retreat from the hustle and bustle of everyday life. The location offers easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. This home is not just a property; it is a place where memories are made. With its spacious interiors and prime location, it presents an excellent opportunity for those seeking a comfortable and stylish living environment. Do not miss the chance to make this wonderful house your new home.

GROUND FLOOR

Stunning entrance hallway with tiled flooring throughout & under stair storage. Lounge with laminate flooring. Family room or fifth bedroom with laminate flooring and front view aspect. Bedroom four again with laminate flooring and rear view aspect. Modern fitted Kitchen, open plan with Dining space with fully tiled floor comprising eye level Oven & Grill, integrated Hob, integrated Fridge with space for free standing Dishwasher. Utility room plumbed for washing machine and fitted with range of low level units. Bathroom with fully tiled floor & half tiled walls, to include white three piece suite.

FIRST FLOOR

Stairs with carpet and first floor landing with laminate flooring. Bedroom one with carpet laid, fitted overhead wardrobe & drawers with two skylight windows. Bedroom two with laminate flooring & skylight window. Bedroom three with laminate flooring and rear view aspect. Shower room fully tiled comprising double walk in shower enclosure, W.C, floating wash hand basin with vanity beneath.

OUTSIDE

Gravel driveway providing ample off road parking with well maintained grass lawn to the front leading to attached garage. To the rear you have a fully enclosed level garden with grass lawn, deck area & perfectly placed summerhouse with decked walkway with the extra benefit of hard top Hot Tub included with the sale. Additional side garden with Shed also included.

MORTGAGE ADVICE

If you require financial advice on the purchase of this property, please do not hesitate to contact Laura McGeown @ Ritchie & McLean Mortgage Solutions on 07716819003 alternatively you can email laura.mcgeown@ritchieclean.co.uk

CONTACT

If you require a viewing please get in contact via phone Leanne on 02840622226/07703612260 or email - banbridge@quinnestateagents.com

