



## Oakdene Avenue, Hartburn, TS18 4EQ

This immaculately presented and extended three bedroom semi-detached family house is located in a popular area of Hartburn and is offered with no onward chain.

The accommodation begins with a hallway featuring wood flooring, leading to a lounge with an attractive bay window with window shutters, and a multi-fuel log burner. A spacious dining room follows, with the standout feature being the extended kitchen. The kitchen enjoys a wide range of fitted units, a Belfast sink, hardwood worktops, and integrated appliances, including Smeg gas hob, extractor, double ovens and microwave, as well as a washing machine, and wine cooler. It also benefits from quartz floor tiles warmed by underfloor heating and bi-fold doors that open onto the rear garden.

Upstairs are three bedrooms and a modern family bathroom with a shower over the bath. The property is double glazed, equipped with a combi gas central heating system, has a fully integrated alarm system (extending to the garage), and a boarded loft with pull-down ladders for easy access.

The property comes with expired planning permission, designed by an architect, to extend the kitchen, enlarge the existing bedrooms, add built-in wardrobes and an en-suite to the master bedroom, and create a fourth double bedroom on the third floor. Buyers can reapply for approval, with a precedent already in place to support the process.

Externally, the front offers a driveway leading to gated access. Beyond the gates is a garage with an electric roller shutter door, lawned garden, and patio area.

The property is conveniently situated near popular schools, Ropner Park, and just a short distance from Hartburn Village with its many amenities. It also offers excellent commuter links via the A66, making it an ideal family home.

£235,000



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HALL

LOUNGE

13'3" x 10'10" (4.04m x 3.30m)

DINING ROOM

13'10" x 11' (4.22m x 3.35m)

KITCHEN/BREAKFAST ROOM

21'8" x 9'5" (6.60m x 2.87m)

LANDING

BEDROOM ONE

13'8" x 10'10" (4.17m x 3.30m)

BEDROOM TWO

11' x 8'3" (3.35m x 2.51m)

BEDROOM THREE

8'8" x 6'10" (2.64m x 2.08m)

BATHROOM

6'10" x 6'8" (2.08m x 2.03m)



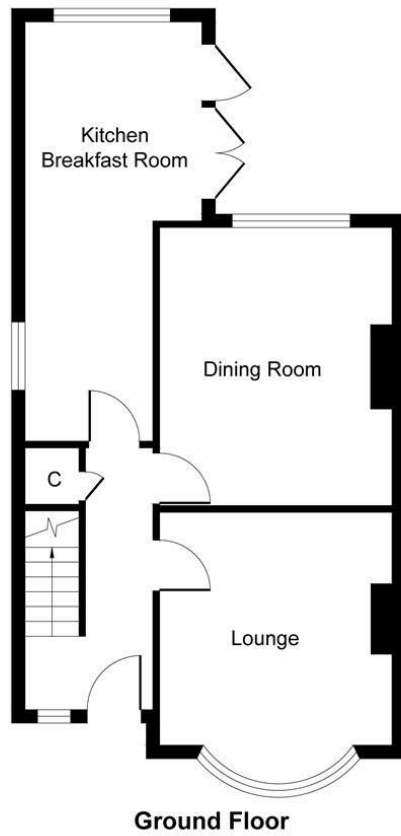
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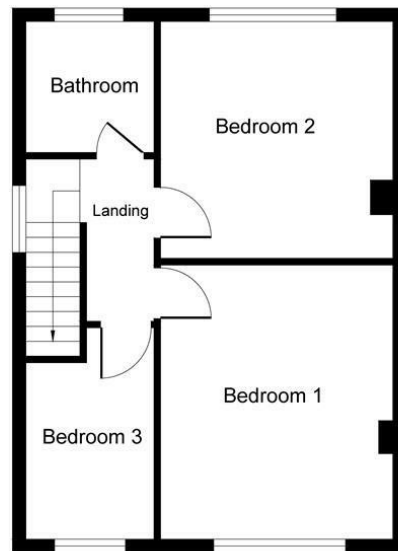
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**Ground Floor**

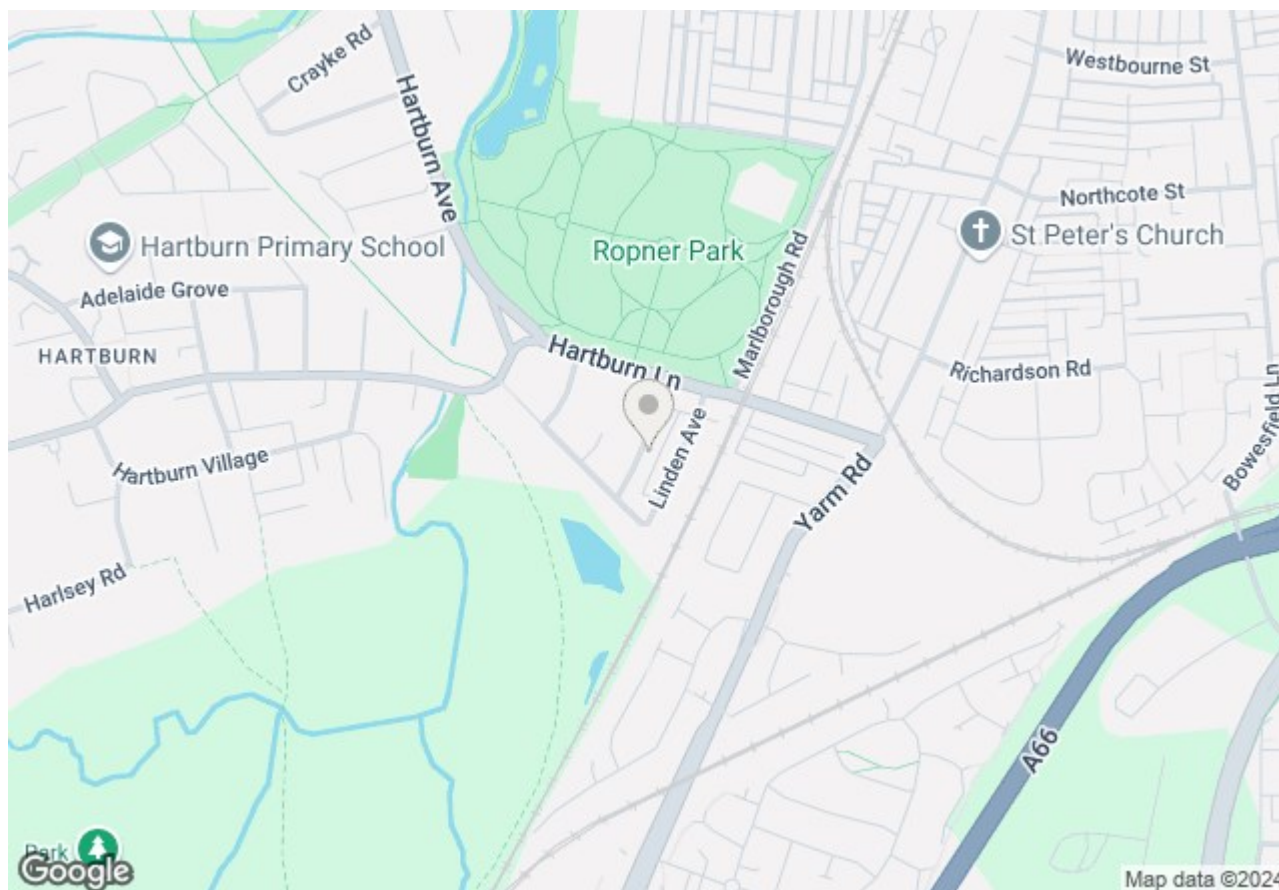


**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>61</b>	<b>81</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING

Please contact us on 01642 615657 if you wish to arrange a viewing or would like more information.

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