



## 17 The Oaks Magherafelt BT45 5FG

Offers Over £249,950



### Features

- Beautifully presented 4 bedroom family home occupying a good site in the exclusive "The Oaks" Development on the Tobermore Road.
- Built to a very high standard by Valor Homes, the property boasts many contemporary modern features and is certain to appeal to the more discerning buyer.
- The property is located within walking distance of local schools and amenities
- Accommodation includes 4 bedrooms (master with ensuite), lounge, kitchen/diner, utility store, downstairs W.C and family bathroom
- Fully enclosed rear garden which includes lawn and patio area
- Gas heating
- Windows PVC Double Glazed

### Contact Us

Viewing By Appointment Only  
**028 796 33719**  
[info@burnshomes.co.uk](mailto:info@burnshomes.co.uk)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92 to 100)		
<b>B</b> (81 to 91)		
<b>C</b> (69 to 80)	<b>74</b>	<b>74</b>
<b>D</b> (55 to 68)		
<b>E</b> (39 to 54)		
<b>F</b> (21 to 38)		
<b>G</b> (1 to 20)		
Not energy efficient - higher running costs		

Please visit <http://www.burnshomes.co.uk/buy/17-the-oaks01> for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

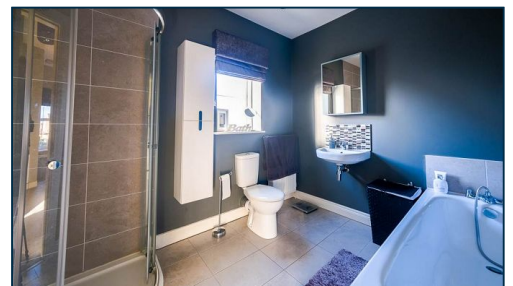
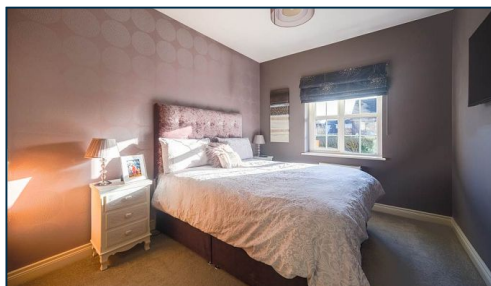
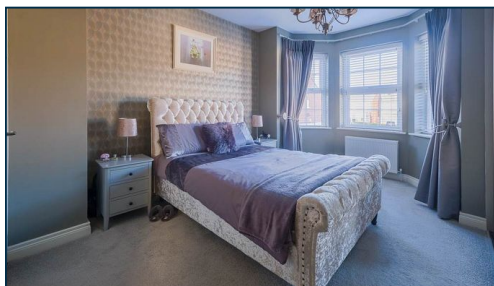
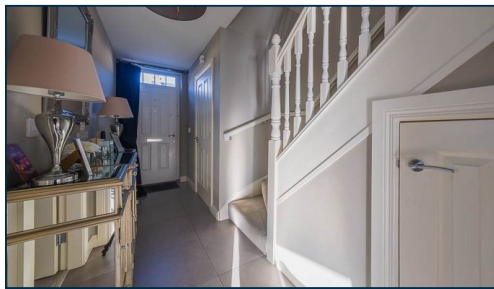


Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 778604)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.