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23 Birch Hill Park, Antrim, BT41 1DE



PRICE Offers Over £114,950

This is a superb opportunity for those looking for a well appointed, chain free three bedroom mid terraced house occupying an superb position within this much sought after estate close to local schools, amenities and transport facilities.

The property benefits from an open aspect to the front and private rear garden, PVC double glazed windows and external doors, gas-fired central heating together with white contemporary style kitchen units with integrated hob and low level combination oven and grill.

This property boasts a spacious open plan kitchen, living and dining that is ideal for modern family living and entertaining with the kitchen forming a natural hub for both everyday life and social gatherings.

With a potential sit in tenant in place this is a perfect opportunity for investors. Early viewing is strongly recommended.

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

Ballyclare
51 Main Street
BT39 9AA
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FEATURES

- Open aspect to the front
- Entrance with staircase to first floor and fully tiled floor
- Open plan Kitchen / Living / Dining
- Fully fitted white contemporary style kitchen
- Integrated oven and hob / Space for fridge freezer, washing machine and tumble dryer
- First floor landing
- Three well proportioned bedrooms all with built in storage
- Low maintenance and private rear garden
- PVC double glazed windows and external doors / Gas fired central heating
- Chain free property, ideal for investors and first time buyers alike

ACCOMMODATION

OUTSIDE FRONT
Fully enclosed front garden with neat lawn and brick Pavia pathway to front door. Timber fencing and pedestrian gate to front.

ENTRANCE HALL
PVC double glazed door to entrance. Staircase to first floor with moulded handrail. Fully tiled floor. Single radiator. Three panel glass door to;

OPEN PLAN KITCHEN LIVING DINING
24'8" x 14'4" (at max) (7.540 x 4.378 (at max))
Full range of white contemporary style handle less high and low level kitchen units with contrasting work surfaces. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with stainless steel and glass overhead extractor fan and glass splashback. Low level combination oven and grill. Space for fridge freezer, washing machine and tumble dryer. Low voltage downlighting to kitchen area. Fully tiled floor. Understander stairs storage cupboard. Double radiator. Double glazed PVC door two rear.

LIVING AREA
Wall mounted glass contemporary style of electric fireplace. Fully tiled floor. Double radiator.

FIRST FLOOR LANDING
Access to loft. Hot press with combi gas boiler and shelving.

BEDROOM 1
11'9" x 9'0" (3.587 x 2.756)
Integrated storage cupboard. Single radiator.

BEDROOM 2
10'9" x 10'4" (3.285 x 3.169)
Integrated storage cupboard. Single radiator.

BEDROOM 3
8'2" x 7'9" (2.495 x 2.364)
Integrated over stairs storage cupboard. Single radiator.

BATHROOM
6'4" x 5'4" (1.942 x 1.643)
Modern white suite comprising a 'P' shaped panel bath with mains shower over and partially glazed screen. Wall mounted wash hand basin with 'monobloc' chrome mixer tap and storage below. Low flush push button WC. PVC wall panelling. Low voltage downlighting. Chrome towel radiator.

OUTSIDE REAR
Fully fully included low maintenance rear garden. Part paved and part concrete yard area. Wall borders and timber pedestrian gate to rear and communal parking. Outside tap and outside lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
Please note, none of the services or appliances have been tested at this property.

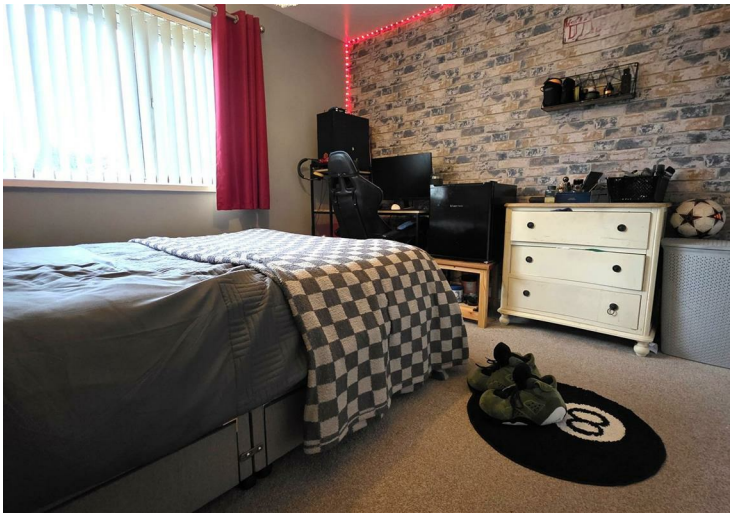






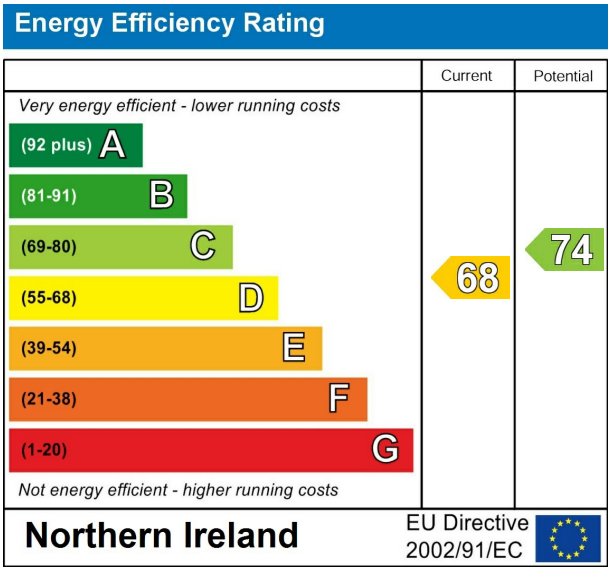














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