

76 Birch Hill Meadows, Antrim, BT41 2TY



**PRICE Offers Over
£154,950**

This is an excellent opportunity to purchase a very affordable three bedroom mid townhouse occupying a superb position within this sought after residential development on the outskirts of Antrim town yet within easy access of Antrim Area Hospital, local schools and the bus and train stations. Benefiting from contemporary style kitchen units with integrated oven and hob, together with a modern white bathroom suite to include panel bath with electric shower over, PVC double glazed windows and sliding patio door and oil-fired central heating, this property is likely to appeal to a wide range of potential purchasers to include First Time Buyers and investors looking to benefit from the proximity to the Hospital.

With a tarmac drive to the front allowing for off-street parking for at least two cars and a garden to the rear boasting excellent sun orientation, this property can only be appreciated on full internal inspection.

Early viewing strongly recommended.

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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 wood laminate flooring / Staircase to first floor
- Living room with open fire and fully tiled flooring / Access to downstairs storage
- Kitchen with informal dining area / Double glazed sliding patio door to rear
- Full range of contemporary high and low level units / Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms to the first floor
- Modern white bathroom suite to include panel bath with shower over
- PVC double glazed windows / Oil-fired central heating
- Excellent opportunity for First Time Buyers and young professionals
- Easy access to Antrim Area Hospital, M2 motorway, local secondary schools and the bus and train station

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed door to entrance. Staircase to first floor with moulded handrail. Wood laminate flooring. Broadband point. Single radiator.

LIVING ROOM

15'7" x 11'11" (4.752 x 3.647)

Feature open fire with cast iron inset, slate tiled hearth and wooden surround. Wood laminate flooring. TV point. Understairs storage. Double radiator.

KITCHEN WITH INFORMAL DINING

15'3" x 8'9" (4.669 x 2.682)

Full range of cream, contemporary style high and low level kitchen units with contrasting work surfaces and splashback tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Over counter lighting. Integrated appliances to include a four ring halogen hob with stainless steel, pyramid style overhead extractor fan. A low level combination oven and grill. Space for a washing machine. Fully tiled flooring. Low voltage down lighting. Single radiator. Aluminium double glazed sliding patio door to the rear.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and shelving.

BEDROOM 1

15'4" x 8'4" (4.686 x 2.557)

Single radiator.

BEDROOM 2

8'10" x 7'5" (at max) (2.700 x 2.270 (at max))

Telephone point. Single radiator.

BEDROOM 3

8'9" x 7'6" (at max) (2.689 x 2.287 (at max))

Single radiator.

BATHROOM

6'9" x 6'1" (2.061 x 1.874)

Modern white suite comprising a panel bath with chrome mixer tap, 'Heat store Aqua Plus' electric shower over, partially glazed folding screen and tiled splashback. A half pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. A low flush push button WC. Extractor fan. Single radiator.

OUTSIDE

Open aspect to the front with a tarmac side by side drive with parking for two cars and mixed stone boarder edge. Outside lighting.

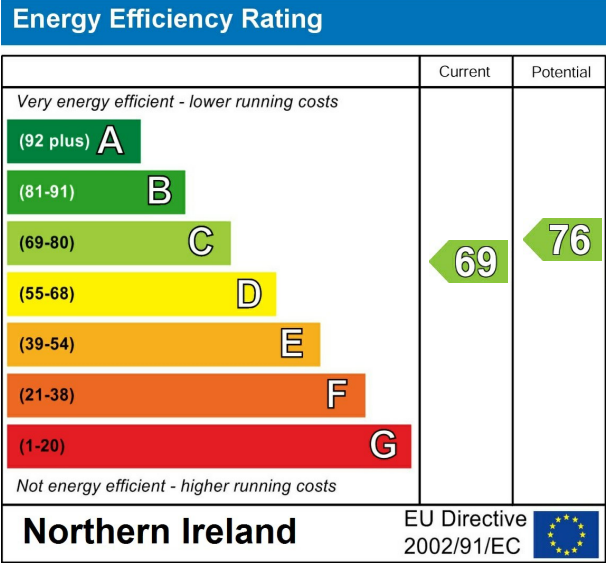
To the rear a fully enclosed garden with superb sun orientation. A raised artificial neat lawn with painted balustrading and spindles. Paved patio. Paved pathway leading to a lower level with PVC oil tank and timber shed. Six foot timber fencing and pedestrian gate to the rear. Outside tap and lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





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