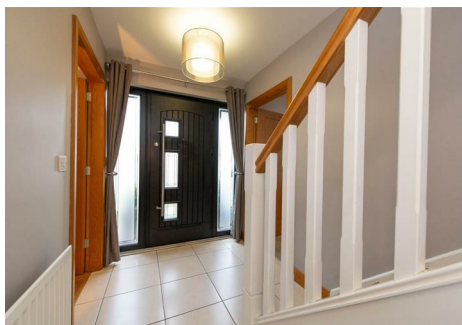




9 Grange Manor, Antrim, BT41 1BF

Offers Over £310,000

- Extended red brick detached villa in quiet residential cul de sac
- 2 Separate reception rooms
- Open plan casual dining area through to:
- Utility room/ Ground floor W/C
- Double glazing in uPVC frames / Gas fired central heating
- 4 Bedrooms (master ensuite shower room)
- Shaker style fitted kitchen with integrated appliances
- Family room with bi folding door to rear
- First Floor Modern shower room
- Detached garage/ Generous garden to rear in lawn

9 Grange Manor, Antrim BT41 1BF

Situated in a quiet residential cul-de-sac on the sought-after Belfast Road, approximately one mile from Antrim, this beautifully extended red brick detached villa offers spacious and versatile family accommodation. Occupying a generous corner site, the property features four well-proportioned bedrooms, including a principal bedroom with ensuite shower room, two separate reception rooms, and a stylish Shaker-style fitted kitchen with integrated appliances. The kitchen opens into a casual dining area and bright family room with bi-folding doors leading to the generous rear garden, creating an ideal space for modern family living and entertaining. A utility room, ground floor WC and modern first floor shower room add further practicality. Outside, the property boasts a detached garage, a spacious driveway providing parking for multiple vehicles, and beautifully maintained gardens with mature shrubs, colourful flower beds and a large lawn, offering excellent privacy and space for outdoor enjoyment. Further benefits include uPVC double glazing and gas-fired central heating. Combining generous accommodation, attractive gardens and a convenient location close to local schools, amenities and commuter routes, this is an exceptional home perfectly suited to modern family life.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Composite front door, understairs storage, ceramic tiled flooring

Lounge

14'11 (into bay) x 10'4
Laminate wood flooring, wall panelling

Dining Room/ Bedroom (5)

12'0 x 10'0 (at max points)
Into bay

Family Room

17'4 x 8'9
Ceramic tiled flooring, downlighters, built in folding doors to:

Kitchen open plan dining area

18'0 x 11'8
Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, vegetable sink, built in stainless steel oven and hob unit, stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, wall tiling, ceramic tiled flooring, downlighters.
Casual dining area through to:

Utility Room

7'9 x 5'9
Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, Worcester gas fired boiler, ceramic tiled flooring

Cloaks

Low flush W/C, half pedestal wash hand basin, wall tiling, ceramic tiled flooring, extractor fan

First Floor

Landing

Access to roofspace

Bedroom (1)

13'3 x 10'2 (at max)(into bay)

Ensuite Shower Room

Glazed shower cubicle with thermostatic controlled shower, low flush W/C, half pedestal wash hand basin, wall tiling, ceramic tiled flooring, extractor fan

Bedroom (2)

12'1 x 10'3

Bedroom (3)

9'10 x 9'5

Bedroom (4)

11'9 x 5'10 or 7'2

Shower Room

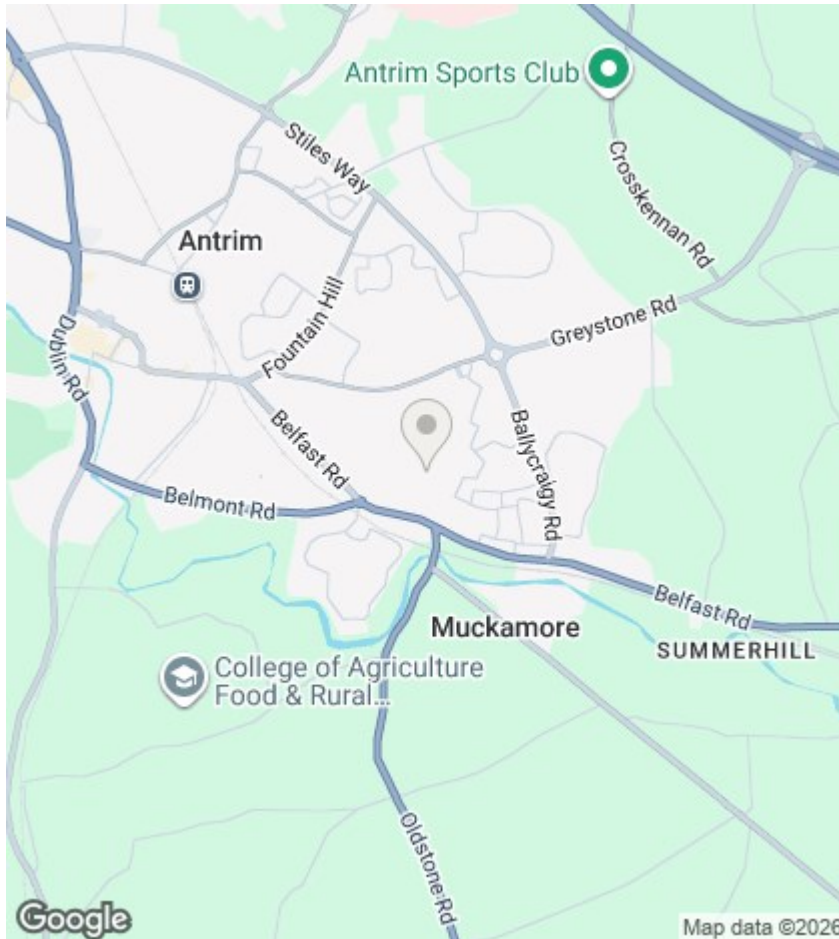
Walk in shower cubicle with feature rainfall shower and separate handheld shower, low flush W/C, half pedestal wash hand basin, wall tiling, ceramic tiled flooring, PVC wall panelling, chrome heated towel rail, downlighters, extractor fan

Outside

Front in open plan, in lawn
Driveway to side, enclosed area to side
Generous garden to rear in lawn, brick paved area

Detached Garage

18'7 x 10'1
Roller door, light and power



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

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		
Northern Ireland	EU Directive 2002/91/EC	

