

4 Sprucefield, Antrim, BT41 2BH



PRICE Offers Over £124,950

Situated within the ever-popular Newpark Estate, this beautifully refurbished three-bedroom mid terrace home offers stylish, move-in-ready accommodation ideal for first-time buyers, young families and investors alike. The property boasts a spacious living room, a contemporary fitted kitchen with informal dining area, a modern bathroom, separate WC and generous built-in storage. Externally, the home benefits from attractive enclosed gardens, a large garage, brick-built storage and the potential to create off-street parking (subject to the necessary approvals). Conveniently located close to local schools, shops, public transport links and Antrim town centre, this is an excellent opportunity to purchase a superb home in a highly desirable location. Early viewing is strongly recommended.

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FEATURES

- Newly refurbished three-bedroom mid terrace home
- Located in the highly sought-after Newpark Estate
- Bright and spacious living room with feature electric fire
- Contemporary fitted kitchen with informal dining area
- Recently laid wood laminate flooring throughout much of the property
- Modern family bathroom plus separate WC
- Built-in storage to two bedrooms
- Fully enclosed, low maintenance rear garden with brick barbecue and potential for off street parking
- Detached garage with light, power and rear service door
- Potential for off-street parking / PVC Double glazed windows and external doors / Oil fired central heating

ACCOMMODATION

FRONT GARDEN

Cast iron pedestrian gate to a fully enclosed front garden with neat lawns, mature shrubs and a paved pathway leading to the front door. Outside sensor lighting.

ENTRANCE PORCH

PVC double glazed front door with sidelight to entrance porch. Recently laid wood laminate flooring. Single radiator.

INNER HALL

Staircase to the first floor with handrail.

LIVING ROOM

17'5" x 11'5" (5.332 x 3.504m)

Recently laid wood laminate flooring. Feature electric fire with tiled hearth and matching inset. Two double radiators.

KITCHEN WITH INFORMAL DINING

17'6" x 12'7" (at widest points) (5.349 x 3.842m (at widest points))

Comprehensive range of contemporary light grey high and low level kitchen units with contrasting work surfaces and complementary tiled splashbacks. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances include a four-ring hob with stainless steel extractor canopy over and a low-level oven and grill. Recently laid wood laminate flooring. Dual aspect windows providing excellent natural light. Large understairs storage cupboard. Double radiator.

FIRST FLOOR LANDING

Access to roof space. Hot press housing insulated copper cylinder with shelving.

BEDROOM 1

11'9" x 9'5" (3.596 x 2.888m)

Built-in storage cupboard. Single radiator.

BEDROOM 2

11'7" x 9'9" (3.541 x 2.976m)

Built-in storage cupboard. Single radiator.

BEDROOM 3

9'0" x 8'0" (2.744 x 2.444m)

Single radiator.

FAMILY BATHROOM

5'9" x 5'8" (1.766 x 1.737m)

Modern white suite comprising panelled bath with Triton electric shower over, glazed shower screen and tiled splashback. Pedestal wash hand basin with chrome taps. Part tiled walls. Extractor fan. Chrome heated towel rail.

REAR GARDEN

Fully enclosed and fully paved rear garden with six-foot timber fencing and pedestrian gate. Brick built boiler house and additional storage house. PVC oil tank. Brick built barbecue. Outside tap and sensor lighting. Service door to garage. Potential for off-street parking, subject to the necessary approvals.

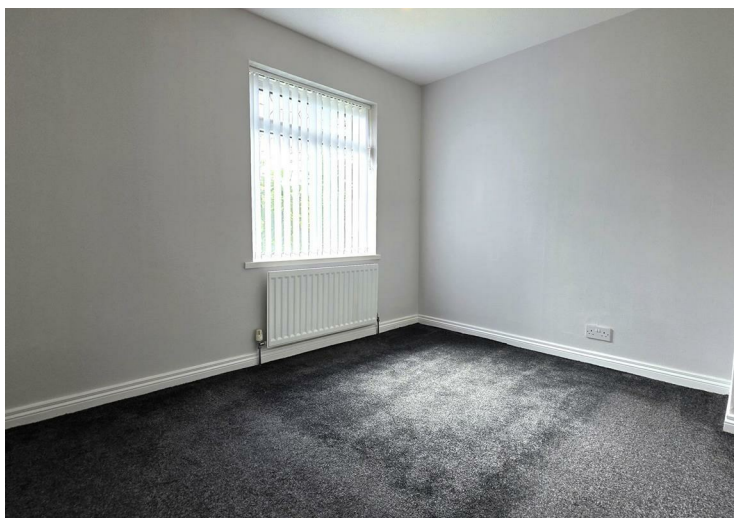
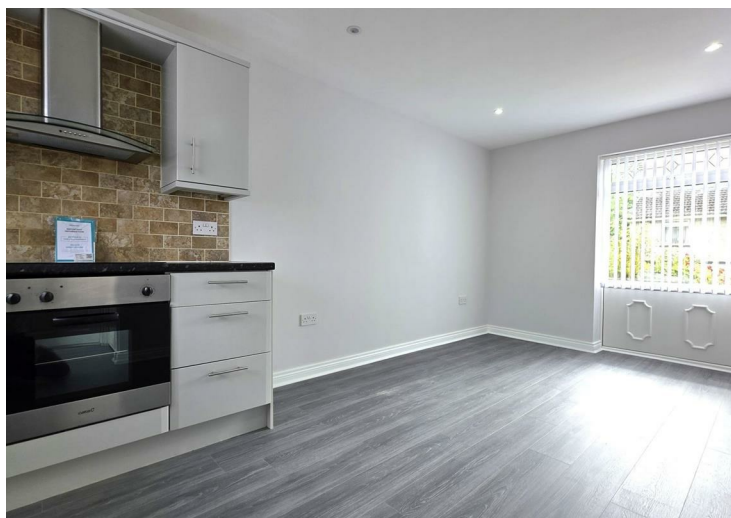
GARAGE

Up and over door. Light and power.

IMPORTANT NOTE TO ALL POTENTIAL PURHASERS;

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

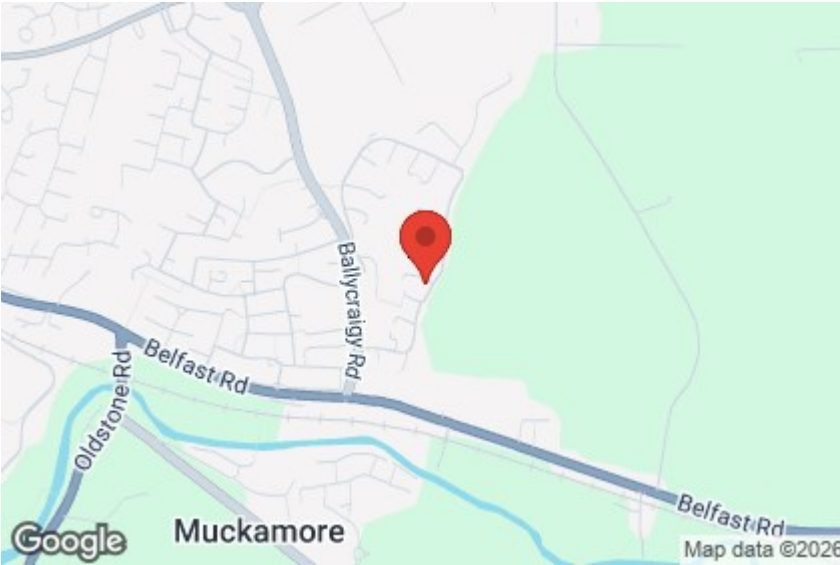
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





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	



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