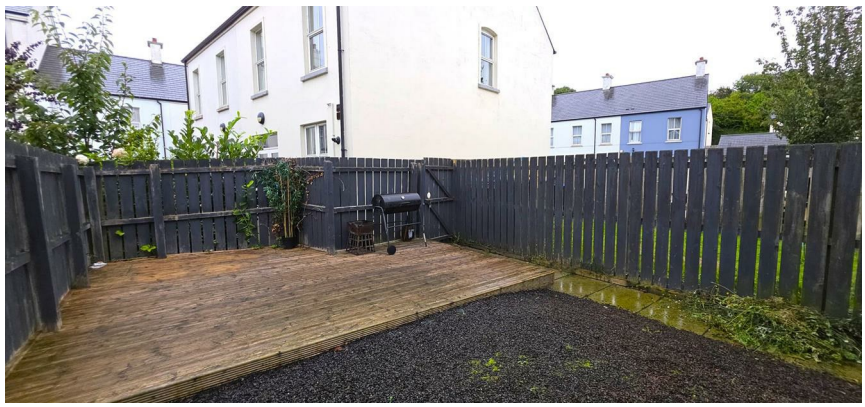
info@country-estates.com www.country-estates.com

11 Six Mile Water Mill Road, Antrim, BT41 4FD



PRICE Offers Over £174,950

Situated within the popular Six Mile Water Mill development, this beautifully presented chain-free three-bedroom mid townhouse offers spacious, modern accommodation ideally suited to first-time buyers, young families and investors alike. Boasting a generous living room, contemporary kitchen with dining area, principal bedroom with en suite, enclosed rear garden and gas-fired central heating, the property enjoys a convenient location close to Antrim town centre, schools, transport links and a range of local amenities.

Superb opportunity for first time buyers and young families alike, early viewing is strongly recommended

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

- Chain-free three-bedroom mid townhouse
- Popular and convenient Six Mile Water Mill development
- Spacious living room with attractive feature gas fire
- Modern navy blue fitted kitchen with integrated appliances
- Dining area with French doors to the enclosed rear garden
- Principal bedroom with contemporary en suite shower room
- Ground floor WC and modern family bathroom
- Gas-fired central heating and PVC double glazed windows
- Fully enclosed rear garden with patio and raised decking
- Ideal purchase for first-time buyers, young families or investors

ACCOMMODATION

ENTRANCE HALL

Hardwood front door to entrance hall. Staircase to first floor with moulded handrail. Wood laminate flooring. Electric meter cupboard. Single radiator.

LIVING ROOM

17'5" x 14'7" (5.31 x 4.45)

(At maximum). Feature gas fire with polished granite hearth and decorative wooden surround. Wood laminate flooring. Understairs storage cupboard. Low voltage downlighting. Television and broadband points. Two double radiators. Glazed double doors to:

KITCHEN WITH INFORMAL DINING

18'0" x 11'3" (5.49 x 3.45)

Full range of navy blue high and low level kitchen units with contrasting work surfaces and bevelled white splashback tiling. Pull-out storage shelving. Integrated four-ring gas hob with stainless steel and glass extractor canopy. Low-level combination oven and grill. Integrated fridge freezer and dishwasher. Space for washing machine. Integrated gas combi boiler. One and a quarter bowl black sink unit with feature chrome mixer tap. Wood laminate flooring to dining area. Low voltage downlighting. Double radiator. PVC double glazed French doors to the rear garden.

GROUND FLOOR WC

Modern white suite comprising a wall-mounted wash hand basin with chrome taps and tiled splashback. Low flush push-button WC. Extractor fan. Low voltage downlighting. Single radiator.

FIRST FLOOR LANDING
Access to roof space. Hot press with pressurised hot water cylinder and shelving. Double radiator.

BEDROOM 1
15'2" x 11'0" (4.64 x 3.37)
Low voltage downlighting. Television and telephone points. Double radiator.

EN SUITE
Modern white suite comprising a fully tiled shower enclosure with mains-fed shower and sliding glazed door. Pedestal wash hand basin with chrome mixer tap. Low flush push-button WC. Fully tiled floor and partially tiled walls. Low voltage downlighting. Extractor fan. Electric heated towel radiator.

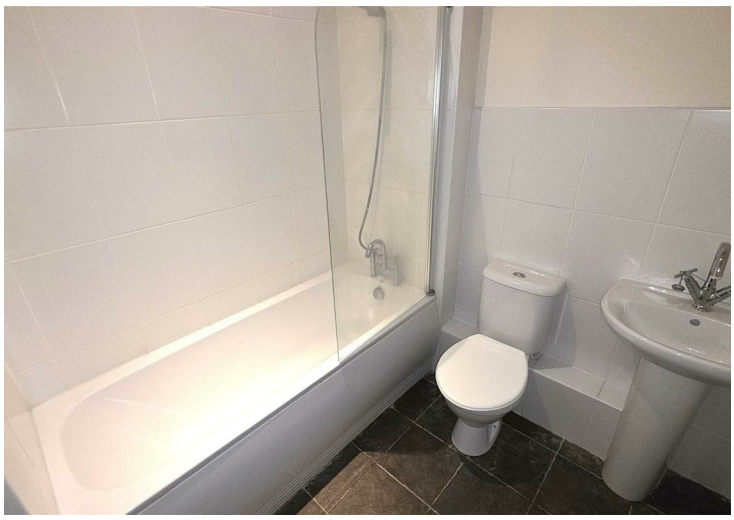
BEDROOM 2
11'0" x 9'3" (3.37 x 2.82)
Double radiator.

BEDROOM 3
10'4" x 6'6" (3.17 x 2.0)
Double radiator.

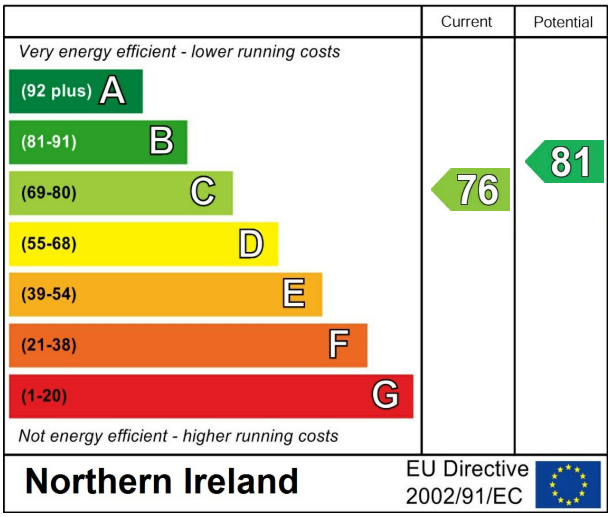
FAMILY BATHROOM
7'7" x 6'9" (2.32 x 2.06)
Modern white suite comprising a panelled bath with mains shower over, chrome mixer tap, fully tiled splashback and glazed shower screen. Pedestal wash hand basin with chrome mixer tap. Low flush push-button WC. Textured tiled flooring. Partially tiled walls. Low voltage downlighting. Extractor fan. Electric heated towel radiator.

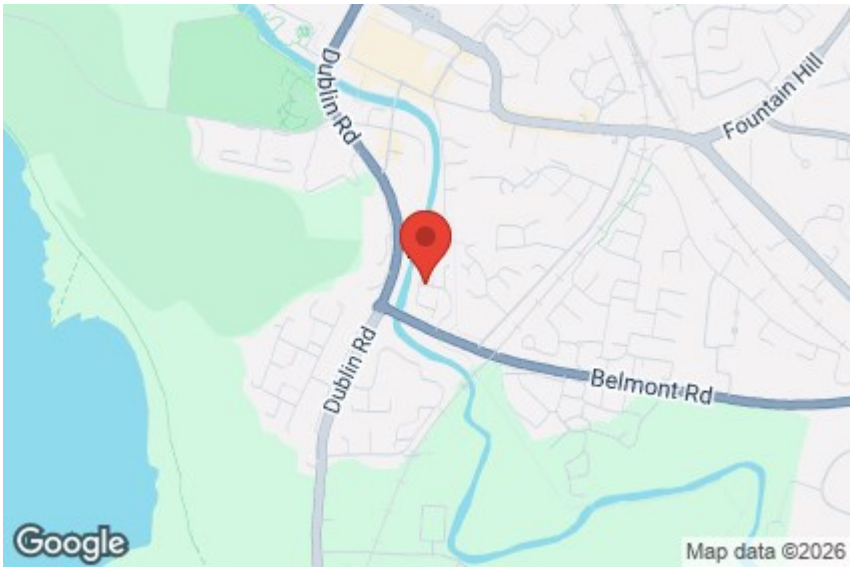
OUTSIDE
Fully enclosed rear garden with 6ft timber fencing and pedestrian gate. Tarmac patio area with raised timber deck. Outside tap and outside lighting.

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



Energy Efficiency Rating





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