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

62 Menin Road, Antrim, BT41 4JB



PRICE Offers Over £134,950

Ideally situated within easy reach of local amenities, schools and transport links, this well-presented chain free three bedroom home offers spacious and practical accommodation throughout and is an ideal choice for first-time buyers and young families alike. The property comprises a welcoming entrance hall, spacious lounge with tiled mantel and a modern kitchen/dining area with a range of fitted units and useful storage. Upstairs are three well proportioned bedrooms, each benefiting from built-in wardrobes, together with a modern family bathroom featuring an electric shower. Externally, the property benefits from a paved driveway to the front and a low-maintenance enclosed rear garden with raised patio area. A useful outhouse with power, lighting and storage provides additional versatility. With PVC double glazing, attractive presentation and excellent storage throughout, this property offers a superb opportunity to acquire a comfortable and easily maintained family home.



FEATURES

- Entrance hall with wood laminate flooring / Staircase to first floor
- Lounge 12'6" x 11'6" with feature tiled mantle
- Kitchen/dining area 13'0" x 10'1" with a range of ivory cream high and low level units / Contrasting wood-effect work surfaces
- Electric oven and four-ring electric hob with chimney-style extractor / Space for free-standing washing machine
- Useful under-stair storage cupboard / Rear hall with additional storage
- Three well-proportioned bedrooms, all with laminate flooring and built-in wardrobes
- Modern bathroom with white suite / Mira electric shower / Waterproof wall panelling and chrome towel radiator
- Low-maintenance rear garden with aditional outhouse with power and light and radiator
- PVC double glazed windows and external doors / Oil fired central heating
- Chain Free / Ideal opportunity for first-time buyers, young families or those seeking a low-maintenance home

ACCOMMODATION

OUTSIDE FRONT
Paved driveway. Low level mature hedge and shrubs.

PVC composite double glazed front door into:

ENTRANCE HALL
Staircase to first floor. Wood laminate floor extending through to:

LOUNGE
12'6 x 11'6 (3.81m x 3.51m)
Feature tiled mantle piece. Double radiator

KITCHEN / DINING AREA
10'1 x 13'0 (3.07m x 3.96m)
Equipped with a comprehensive range of high and low level units finished in ivory cream with contrasting wood effect worksurfaces. Single drainer stainless steel sink unit with mixer tap. Electric oven with four ring electric hob with stainless steel chimney style extractor fan. Space for free standing washing machine. Understair storage cupboard. Double radiator

REAR HALL
4'2 x 4'5 (1.27m x 1.35m)
Storage cupboard. PVC double glazed door to rear garden

LANDING
Access to floored attic via pull down ladder. Attic with light.

BEDROOM 1
9'1 x 12'7 (2.77m x 3.84m)
Dual window aspect. Laminate flooring, built in sliding wardrobe. Single radiator

BEDROOM2
12'7 x 9'9 (3.84m x 2.97m)
(At max). Laminate floor, built in fitted wardrobe. Single radiator

BEDROOM 3
10'1 x 7'0 (3.07m x 2.13m)
(At max). Laminate floor. Built in wardrobe. Single radiator

BATHROOM
Three piece modern suite comprising pedestal wash hand basin with mixer tap. Push button wc. Quarter rounded shower cubicle with Mira electric shower and waterproof wall panelling. Part tiled walls and chrome towel radiator.

OUT HOUSE
5'6 x 7'6 (1.68m x 2.29m)
PVC door. Power and light. Storage cupboard. Single radiator

OUTSIDE REAR
Low maintenance rear paved garden with raised patio area. Low level mature hedge and shrubs. Surrounded by perimeter fence. Outdoor tap

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;
None of the services or appliances have been tested at this property.







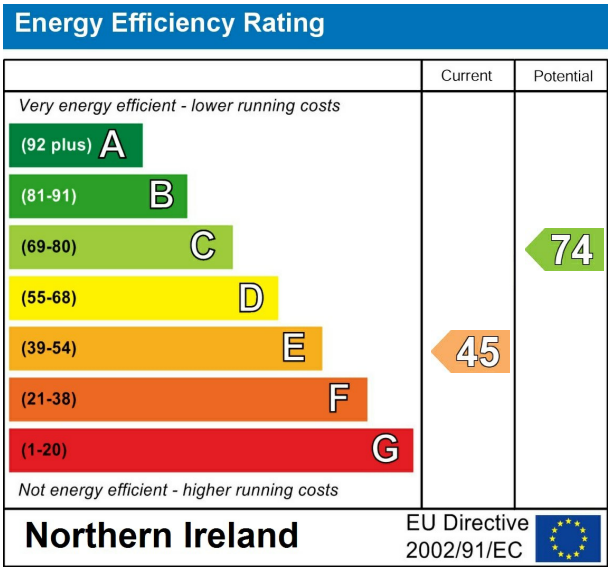


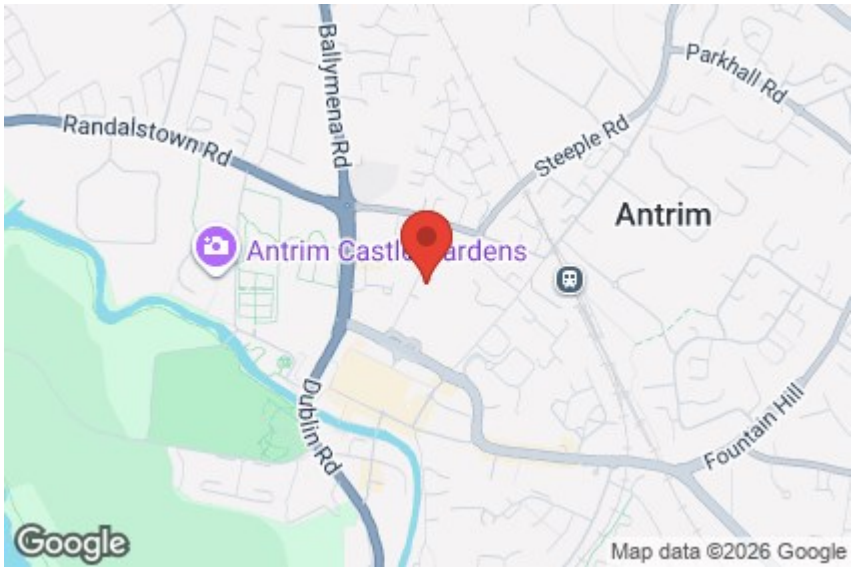












Mortgage IQ
Talk to one of our advisers today
12 Church Street, Antrim,Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageIQ.co.uk
WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:
These particulars do not constitute any part of an offer or contract
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars
The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme