

22 Millhouse Avenue, Antrim, BT41 2UZ



PRICE Offers Over £194,950

This is an incredibly rare opportunity to purchase a beautifully presented three bedroom semi-detached house occupying a superb location with excellent sun orientation in this sought after residential location on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities. Finished to an exceptionally high standard throughout, the property also benefits from an ensuite shower room together with a modern bathroom suite complete with tiled panel bath and fully tiled shower cubicle. With the added benefit of a ground floor W/C, double glazed sliding patio doors to the dining area and contemporary gloss white kitchen units with a full range of integrated appliances to include for induction hob, fridge freezer and dishwasher making this the ideal home for first time buyers and young families alike.

Only on full internal inspection can one begin to appreciate the quality of this superb family home.

Early viewing strongly recommended.

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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 15'9 x 11'8 with open fire and polished sandstone surround
- Kitchen with informal dining area / Double glazed sliding patio doors to rear
- Full range of gloss white high and low level units / Integrated oven, induction hob, fridge, freezer and dishwasher
- First floor landing
- Three well proportioned bedrooms / Principal with ensuite shower room
- Bathroom with modern white suite to include tiled panel bath and fully tiled shower cubicle / Polished chrome heated towel rail
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Incredibly generous gardens to rear in neat lawn / Enclosed off-street parking and space for garage
- Superb location with open aspect to the front and superb sun orientation

ACCOMMODATION

PVC entrance door with triple glazed portlight

ENTRANCE HALL

Staircase to first floor with moulded handrail and turned balustrading. Access to understair storage. Fully tiled floor. Single radiator

GROUND FLOOR W/C

Push button low flush W/C. Pedestal wash hand basin with monobloc mixer taps. Tiled splashback. Extractor fan. Fully tiled floor

LIVINGROOM

15'9 x 11'8 (4.80m x 3.56m)

Open fire with polished sandstone surround and granite inset and hearth. Double radiator

KITCHEN WITH INFORMAL DINING AREA

19'3 x 10'9 (5.87m x 3.28m)

Full range of gloss white high and low level units with feature chrome handles and contrasting worksurfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer tap. Integrated four ring induction hob with stainless steel splashback and stainless steel pyramid styler overhead extractor fan. Low level combination oven and grill, integrated fridge freezer and dishwasher. Plumbed for washing machine. Contrasting metro style tiled wall to worksurfaces. Fully tiled floor. Double glazed sliding patio door to rear. Double radiator

FIRST FLOOR LANDING

Access to loft. Hotpress with pressurised water tank.
Shelving above

BEDROOM 1

12'4 x 11'10 (3.76m x 3.61m)

Single radiator

ENSUITE

Modern white suite comprising push button low flush W/C and half pedestal wall mounted wash hand basin with monobloc mixer taps. Fully tiled shower cubicle with 'Aqualisa' electric shower unit and sliding cubicle door. Fully tiled floor. Extractor fan. Polished chrome heated towel rail.

BEDROOM 2

10'9 x 9'9 (3.28m x 2.97m)

Single radiator

BEDROOM 3

8'9 x 7'2 (2.67m x 2.18m)

Single radiator

BATHROOM

9'3 x 7'2 (2.82m x 2.18m)

Modern white suite comprising tiled panel bath with monobloc mixer taps and tiled splashback. Push button low flush W/C. Fully tiled corner quadrant shower cubicle with thermostatic shower unit with sliding cubicle doors. Extractor fan. Walnut coloured wood laminate floor. Tiled splashback to sink and bath. Polished chrome heated towel rail.

OUTSIDE

Garden to front in neat lawn and paved pathway. Well stocked borders. Double timber gates to off street car parking space. Space for garage. Large garden to side and rear in neat lawn an 6ft timber fencing. Paved pathway and pedestrian gate. Brick built oil-fired boiler house. Outside tap and light. PVC tank. Paved patio. Excellent sun orientation.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

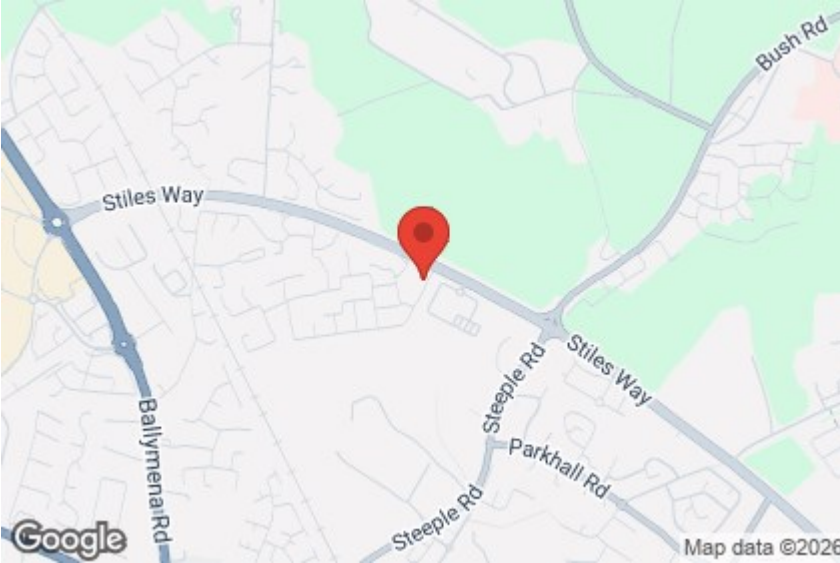
Please note, none of the services or appliances have been tested at this property.





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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