

70 Riverside, Antrim, BT41 4BL



PRICE Offers Over £164,950

Situated within the popular Riverside area of Antrim, this attractive three-bedroom mid-terrace property offers well-proportioned accommodation, making it an excellent opportunity for first-time buyers, young families and investors alike. The ground floor comprises a welcoming entrance hall, spacious lounge featuring an open fire, separate dining room and fitted kitchen with breakfast bar, while the first floor provides three bedrooms and a family bathroom. Externally, the property benefits from an enclosed rear garden with lawn and raised decking. Conveniently located close to local amenities and transport links, this property offers comfortable living in a sought-after residential setting. Early viewing is highly recommended to fully appreciate all this property has to offer.

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FEATURES

- Attractive mid-terrace property in the popular Riverside area of Antrim
- Spacious lounge featuring an attractive brick mantel with open fire and back boiler
- Separate dining room with built-in storage and shelving
- Fitted kitchen with stylish duck egg units, contrasting work surfaces and tiled splashback
- Breakfast bar-style return, ideal for casual dining and entertaining
- Three bedrooms including a generous principal bedroom with built-in storage and hotpress
- Family bathroom comprising a three-piece suite with electric shower over the bath
- Welcoming entrance hall with laminate flooring extending into the lounge
- Enclosed rear garden featuring a lawn and raised decking area, perfect for outdoor enjoyment
- PVC double glazed windows and doors / Oil-fired central heating

ACCOMMODATION

PVC double glazed front door into:

ENTRANCE HALL

Laminate floor extending through to:

LOUNGE

13'9 x 12'5 (4.19m x 3.78m)

Brick mantel with open fire and back boiler. Single radiator. Stairwell to first floor.

DINING ROOM

10'7 x 8 (3.23m x 2.44m)

Presently used as a playroom. Built in storage. Built in shelving. One double radiator. Archway through to:

KITCHEN

16'9 x 8'4 (5.11m x 2.54m)

Equipped with a comprehensive range of high and low level units finished in duck egg with contrasting work surfaces tile splashback in double drainer sink unit with mixer tap flooring gas hob with stainless steel cannot be style extractor above space for freestanding fridge freezer. Breakfast bar style return for casual dining. One double radiator. PVC dg door to rear garden.

FIRST FLOOR LANDING

Access to floor loft with light.

BEDROOM 1

13'8 x 9'1 (4.17m x 2.77m)

At widest points. Built in storage cupboard. Hotpress.

One single radiator

BEDROOM 2

9 x 8'3 (2.74m x 2.51m)

At widest points. One single radiator

BEDROOM 3

8'4 8'5 (2.54m x 2.57m)

Presently used as a dressing room. One single radiator

BATHROOM

Three piece bathroom suite comprising pedestal wash hand basin with mixer taps. Pull down w.c. Panelled bath with electric 'Triton' shower above. Fixd glass shower screen. Fully tiled walls. One double radiator

OUTSIDE

Neat garden finished in lawn. Raised decking area. Surrounded by perimeter fence. Oil boiler house. One parking space designated for property. Communal parking also provided.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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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