

85 Caulside Park, Antrim, BT41 2DS



PRICE Offers Over £109,950

This is a superb opportunity to purchase a well presented and extended three bedroom end terraced house in a sought after part of Caulside on the outskirts of Antrim town yet within easy access of all local amenities. Occupying a very generous and slightly elevated site the property boasts spacious gardens with open aspect to the front and rear and the addition of a timber shed to the side for additional storage. Finished to a high standard throughout the property boasts beech "Shaker" style kitchen units with space for range style cooker (plumbed for gas), oil-fired glass fronted stove to the living room, block built porch and dining room extension together with modern sanitary ware to the first floor shower room complete with multi body jet shower pod. With the added benefit of double glazed windows, oil-fired central heating and PVC fascia and soffits this property presents an excellent opportunity for anyone wanting to purchase a well appointed property that is ready to live in. Only on full internal inspection can one begin to appreciate the potential of this superb family home. Early viewing strongly recommended.

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FEATURES

- Entrance porch with wooden floor / Double doors to built-in storage and separate understair storage
- Living room with picture window overlooking rear garden / Cast iron glass fronted oil-fired stove / Mostly glazed French doors to;
- Dining room extension 9'7 x 8'0 with wooden floor
- Kitchen with informal dining area / Beech "Shaker" style high and low level units / Space for range style cooker (plumbed for gas)
- Rear hall with double glazed door to rear / Staircase to first floor
- First floor landing with access to loft / Hotpress with copper cylinder and pump for shower
- Three well proportioned bedrooms / Principal with full range of built-in wardrobes
- Shower room to include modern off-set quadrant shower pod with multi body jets, rainfall shower head and built-in lights and radio
- Double glazed windows / Oil-fired central heating / PVC fascia and soffits / Attached timber shed
- Generous gardens to front, side and rear / Open aspect to front / Excellent opportunity for First Time Buyers and Investors alike

ACCOMMODATION

Hardwood single glazed entrance door to:

ENTRANCE PORCH

Solid wood floor. Double louvred door to built-in storage. Access to loft. Single radiator. Double doors to under stair storage with single radiator.

STORAGE CUPBOARD

5'1 x 3'9 (1.55m x 1.14m)

Shelving. Meter cupboard

LIVING ROOM

17'6 x 11'7 (5.33m x 3.53m)

Fireplace removed and replaced with cast iron glass fronted oil fired stove. Picture window to front. Solid wood floor. Double radiator. 10 pane glazed French doors to:

DINING EXTENSION

9'7 x 8'0 (2.92m x 2.44m)

Solid wood floor. Double radiator

KITCHEN WITH INFORMAL DINING AREA

17'6 x 9'6 (5.33m x 2.90m)

Full range of beech "Shaker" style high and low level units with contrasting worksurfaces. One and a quarter bowl single drainer stainless steel sink unit with mixer tap. Five ring range style cooker (plumbed for gas) with stainless steel splash back and wide pyramid style overhead extractor fan. Space for fridge freezer and plumbed for washing machine. Wood effect vinyl floor. Double radiator.

REAR HALL

Mostly double glazed door to rear. Staircase to first floor.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and pump unit for shower. Shelving above

BEDROOM 1

11'9 x 9'9 (3.58m x 2.97m)

Full range of built-in wardrobes with part mirrored doors and low level drawer set with open shelving. Overhead storage. Wood laminate floor. Single radiator.

BEDROOM 2

11'10 x 9'5 (3.61m x 2.87m)

Wood laminate floor. Double louvred doors to over stair storage. Single radiator.

BEDROOM 3

9'0 x 7'11 (2.74m x 2.41m)

Double radiator.

SHOWER ROOM

6'7 x 5'5 (2.01m x 1.65m)

Modern white suite comprising off set quadrant enclosed shower cubicle with multi-jets and integrated (rain fall) shower head and separate hand held shower. Built-in lights and radio. Moulded wash hand basin in vanity unit with monobloc mixer taps and drawer storage below. Fully tiled walls and floor with decorative border. Polished chrome heated towel rail.

SEPARATE W/C

White push button low flush W/C. Half tiled walls and fully tiled floor. Built-in storage cubicle.

OUTSIDE

Timber pedestrian gate to paved pathway. Garden to front in neat lawn and well stocked border. Mature hedging. Paved patio and outside tap.

Fully enclosed garden to rear in neat lawn with well stocked border. Cherry blossom tree. Raised and paved patio area. PVC tank. Access to;

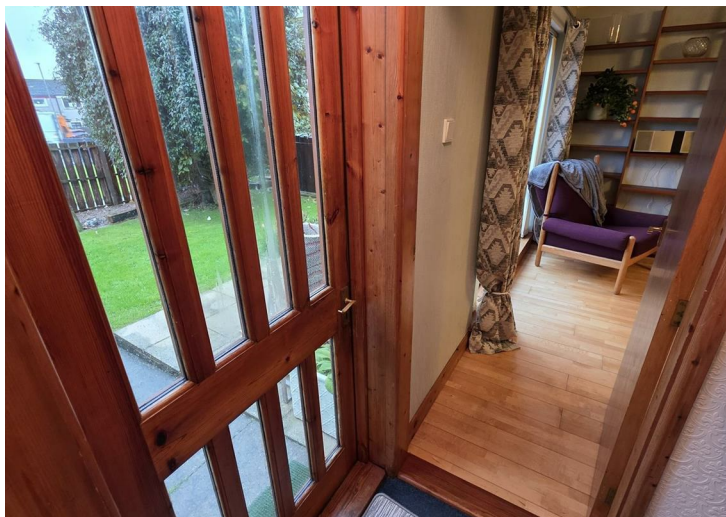
ATTACHED TIMBER SHED

18'9 x 8'0 (5.72m x 2.44m)

Oil-fired boiler. Power and light. Twin wooden doors.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

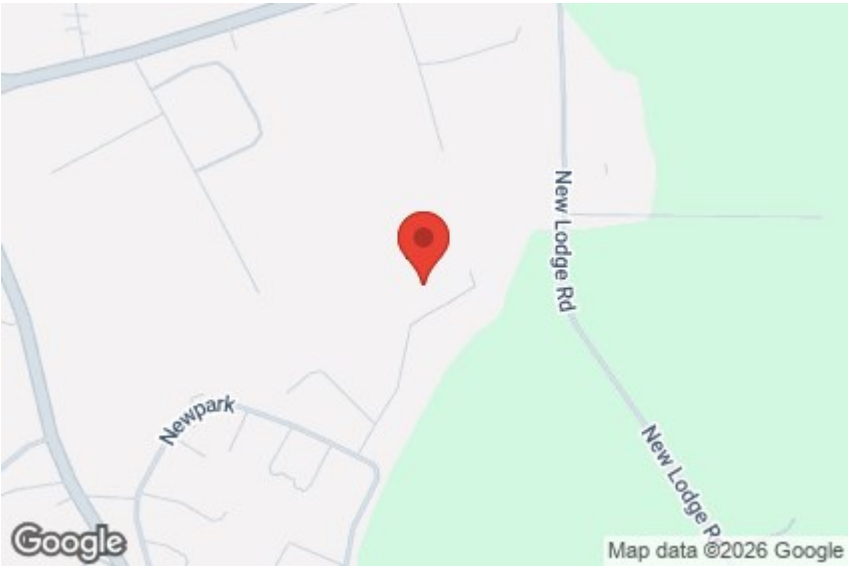
Please note, none of the services or appliances have been tested at this property.





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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