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8 Ross Grange, Muckamore, Antrim, BT41 2FD



PRICE Offers Over £169,950

This is an excellent opportunity to purchase a beautifully appointed two-bedroom townhouse within the much sought-after Ross Grange development. Offering stylish accommodation throughout, the property combines attractive finishes with practical features ideally suited to modern living.

The welcoming entrance hall leads to a ground floor WC, a beautifully presented lounge with a bay window and feature herringbone tiled flooring, and an impressive kitchen with informal dining. Finished in French blue Shaker-style cabinetry, the kitchen is complemented by contrasting quartz work surfaces, a comprehensive range of integrated appliances and direct access to the rear garden.

Upstairs, two well-proportioned bedrooms are served by a luxurious contemporary shower room featuring a large enclosed rainfall shower and vanity storage. Gas-fired central heating, double glazing and a high energy efficiency rating further enhance the appeal.

Externally, a tarmac driveway provides parking for two cars, while the fully enclosed, paved rear garden offers an attractive, low-maintenance outdoor space.

Early viewing is strongly recommended.



FEATURES

- Beautifully appointed two-bedroom townhouse within the much sought-after Ross Grange development
- Welcoming entrance hall with fully tiled flooring and a staircase featuring turned balustrading
- Stylish lounge with a bay window and feature herringbone tiled flooring
- French blue Shaker-style kitchen with contrasting quartz work surfaces and upstands
- Comprehensive range of integrated appliances, including a Neff gas hob and combination oven and grill
- Ground floor WC with a modern white suite
- Two well-proportioned bedrooms, both with television points
- Luxury shower room with a rainfall shower and vanity storage
- Gas-fired central heating, PVC double-glazed windows and external doors, a composite entrance door and a high energy efficiency rating
- Driveway parking for two cars and a fully enclosed, paved rear garden

ACCOMMODATION

ENTRANCE HALL
Composite entrance door with sidelights and a double-glazed overlight. Staircase to the first floor with moulded handrail and turned balustrading. Fully tiled flooring. Single radiator.

GROUND FLOOR WC
Modern white suite comprising a pedestal wash hand basin with feature chrome monobloc mixer tap and a low flush push-button WC. Fully tiled flooring. Extractor fan. Single radiator.

KITCHEN WITH INFORMAL DINING
14'2" x 9'8" (4.34 x 2.97)
(At maximum). Beautifully appointed kitchen featuring a full range of French blue Shaker-style high and low level units with contrasting quartz work surfaces and upstands. One-and-a-quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances include a Neff gas hob with quartz splashback and Airforce glass and stainless steel overhead extractor fan, a Neff combination oven and grill, dishwasher, washer dryer and fridge freezer. Integrated gas combi boiler. Low voltage downlighting. Fully tiled flooring. Feature vertical radiator. PVC double-glazed door providing access to the rear garden.

LOUNGE
14'3" x 12'10" (4.36 x 3.93)
(Into bay). Beautifully presented reception room featuring a bay window and herringbone tiled flooring. Television and broadband points. Double radiator.

FIRST FLOOR LANDING
Access to loft. Single radiator.

PRINCIPAL BEDROOM
14'3" x 9'6" (4.36 x 2.92)
Television point. Double radiator.

BEDROOM 2
9'8" x 8'9" (2.97 x 2.69)
Television point. Single radiator

SHOWER ROOM
9'5" x 5'0" (2.88 x 1.53)
(At maximum). Luxury contemporary white suite comprising a large enclosed shower with rainfall shower head, secondary shower attachment and tiled splashback; a vanity wash hand basin with chrome monobloc mixer tap, storage below and floor-to-ceiling tiled splashback; and a low flush push-button WC. Low voltage downlighting. Extractor fan. Fully tiled flooring. Chrome towel radiator.

OUTSIDE
Tarmac driveway to the front providing off-street parking for two cars. Outside lighting. Fully enclosed, fully paved rear garden bounded by six-foot timber fencing, with a pedestrian gate providing access to the front. Outside lighting.

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













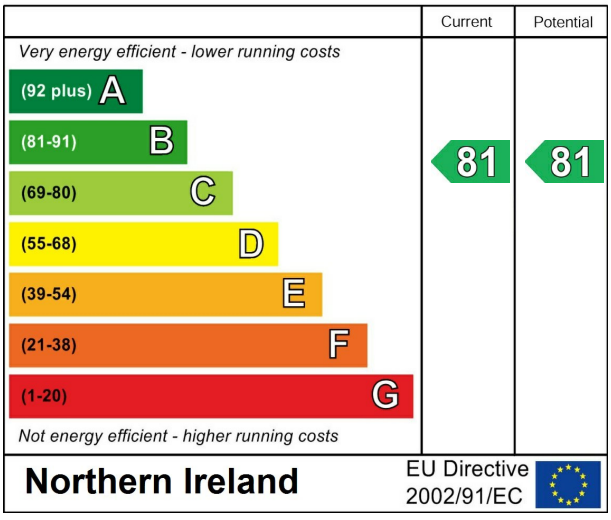


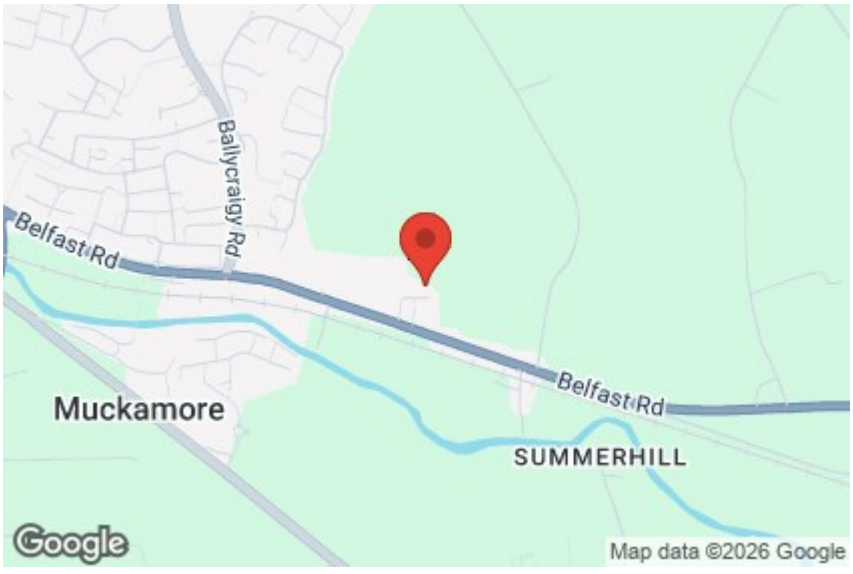






Energy Efficiency Rating





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