

7 Millhouse Lane, Antrim, BT41 2UE



PRICE Offers Over £179,950

This is a prime opportunity to purchase a unique three-bedroom semi-detached house on Millhouse Lane, Antrim benefiting from an attic extension creating a large third bedroom with the original being sacrificed to create a spacious first floor landing and allow for the staircase to the second floor. Built in 2006, the property offers a perfect blend of modern comfort and traditional charm.

As you step into the entrance hall, you are greeted by a warm and inviting space that leads to a spacious lounge featuring a solid wood floor and an open fire with a rustic pine surround. The entrance hall also provides access to the ground floor W/C.

The kitchen is a highlight of this home, boasting white contemporary style high and low level units together with an integrated double oven and hob with the informal dining area also providing easy access to the garden via the PVC double glazed sliding patio doors.

Upstairs, you will find three well-proportioned bedrooms, including an attic bedroom with eaves storage - providing ample space for a growing family or guests. The modern family bathroom on the first floor offers both style and convenience.

This property also features parking for four vehicles, and a total of 1,343 sq ft of living space, ensuring plenty of room for all your needs.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the comfort and convenience this superb property has to offer.

Early viewing strongly recommended.

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FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 15'5 x 11'5 with open fire and rustic pine surround / Solid wood floor
- Kitchen with informal dining area / PVC double glazed sliding patio doors to rear
- Full range of white contemporary style high and low level units / Integrated double oven and hob
- First floor landing / Staircase to second floor
- Two first floor bedrooms to include master bedroom with ensuite shower room
- Family bathroom with modern white suite / Contrasting PVC clad walls
- Second floor landing with access to storage cupboard / Bedroom 3 14'9 x 12'10 with eaves storage and two "Velux" double glazed rooflights
- PVC double glazed windows and external doors / Gas fired central heating
- Pink stone drive to front and side / Parking for up to four cars / Garden to front in neat lawn / Enclosed garden to rear in paved patio and lawn / Two timber sheds

ACCOMMODATION

PVC entrance door with double glazed insets and side lights to:

ENTRANCE HALL

Fully tiled floor. Stair case to first floor with moulded hand rail and turned ballustrade. Single radiator.

GROUND FLOOR W/C

Modern white push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps and part tiled splash back.

LIVING ROOM

15'5 x 11'5 (4.70m x 3.48m)

Open fire with rustic pine surround and decorative cast iron inset. Polished granite hearth. Solid wood floor. Double radiator.

KITCHEN INTO INFORMAL DINING

18'4 x 10'4 (5.59m x 3.15m)

Full range of white contemporary style high and low level units with light oak effect work surfaces and breakfast bar. One and a quarter bowl single drainer sink unit with mixer tap. Integrated four ring "Bosch" halogen hob with over head extractor. Low level double oven and grill. Plumbed for washing machine and dish washer. Space for fridge freezer. Part tiled walls to work surfaces. Fully tiled floor. PVC double glazed sliding patio door to rear. Double radiator.

SPACIOUS FIRST FLOOR LANDING

Former hot press with tank removed. Shelving in place. Stair case to second floor with moulded hand rail and turned ballustrading.

BEDROOM 1

11'10 x 11'6 (3.61m x 3.51m)

Single radiator.

ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. PVC clad shower cubicle with thermostatic mixer shower. PVC walls and ceiling. Tiled effect wood laminate floor. Extractor fan. Single radiator.

BEDROOM 2

10'10 x 10'3 (3.30m x 3.12m)

Double radiator.

BATHROOM

7'2 x 6'9 (2.18m x 2.06m)

Modern white suite comprising paneled bath with push button low flush W/C and pedestal wash hand basin. Contrasting PVC clad walls and ceiling. Tiled effect wood laminate floor. Polished chrome heated towel radiator.

SECOND FLOOR LANDING

Storage room with wall mounted gas fired boiler.

BEDROOM 3

14'9 x 12'10 (4.50m x 3.91m)

Access to eaves storage. Two white coloured double glazed "Velux" roof lights and low level secondary escape window. Low voltage down lights.

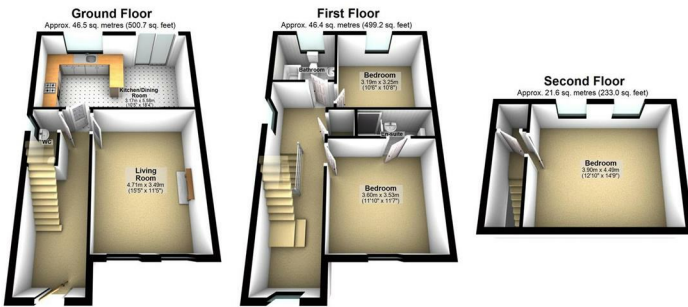
OUTSIDE

Garden to front in neat lawn and kerbed edging. Pink stone drive to front and side with off street parking for 4 plus cars. Timber fencing and pedestrian gate to: Fully enclosed garden to rear in paved patio and lawn area. 6Ft. timber fencing. Outside tap and light. Open fronted timber shed 14'3 x 9' plus additional children's play house.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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





Photography and Floor Plans by houseflyni.co.uk
Plan produced using PlanIt.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(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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