

## 1 Sprucefield, Antrim, BT41 2BH



### PRICE Offers Over £94,950

This is an excellent opportunity to purchase a well presented three bedroom end terraced house occupying a large site in this sought after location on the outskirts of Antrim town. Benefiting from PVC double glazed windows and external doors and oil fired central heating.

This large site wraps around the property and provides a generous garden laid in neat lawn together with off-street parking and a patio area with raised concrete plinth.

Ideally suited to both the investor and first time buyer. Early viewing strongly recommended.

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## FEATURES

- Entrance porch open to entrance hall with staircase to first floor
- Living room with feature electric fire and mahogany surround / Dual aspect windows
- Kitchen with high and low level units / Space for cooker, low level fridge freezer, washing machine and tumble dryer
- Rear hall with large understairs storage and access to rear garden
- First floor landing with access to loft
- Three well proportioned bedrooms / Two with integrated storage
- Bathroom with white suite including a panel bath with 'Russell Hobbs' electric shower over
- Seperate W/C
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Fully enclosed garden to the front / Tarmac parking to rear with access to paved yard area with brick built boiler house

## ACCOMMODATION

### OUTSIDE FRONT

Fully enclosed front garden with part 6 Ft timber fencing and part boarder wall. Cast iron pedestrian gate with paved pathway to front door. Neat lawns. Outside light.

### ENTRANCE PORCH

PVC double glazed door with side light. Single radiator. Two panel glass door to:

### ENTRANCE HALL

Stair case to first floor with two hand rails.

### LIVING ROOM

17'7" x 11'8" (5.376 x 3.5636)

Feature electric imitation fire place with tiled hearth and ornate mahogany surround. Dual aspect windows. Two single radiators.

### REAR HALL

Large under stair storage cupboard. Double glazed PVC door to rear.

### KITCHEN

9'6" x 9'1" (2.900 x 2.786)

Full range of high and low level kitchen units with complimentary work tops and splash back tiling. Single drainer stainless steel sink unit with stainless steel hot and cold taps. Shelved pantry. Space for cooker, low level fridge freezer, washing machine and tumble dryer. Fully tiled floor. Single radiator. Arched open to:

### DINING ROOM

9'3" x 8'3" (2.838 x 2.523)

Single radiator.

## FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and shelving.

## BEDROOM 1

11'9" x 9'4" (3.592 x 2.870)

Integrated storage cupboard. Single radiator.

## BEDROOM 2

11'5" x 9'8" (3.484 x 2.961)

Integrated storage cupboard. Single radiator.

## BEDROOM 3

9'1" x 7'11" (2.772 x 2.428)

Single radiator.

## BATHROOM

6'0" x 5'10" (1.845 x 1.779)

White suite comprising a panel bath with chrome hot and cold taps and "Russell Hobs" electric shower over and folding screen. Wall mounted wash hand basin with hot and cold taps. Fully tiled walls. Single radiator.

## SEPERATE WC

Low flush WC with storage over.

## OUTSIDE REAR

Fully enclosed rear garden, mostly paved. Tarmac drive with space for 1 car. Brick built boiler house. Glass green house. Raised patio. Outside tap and light. PVC oil tank. Pedestrian gate to front.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

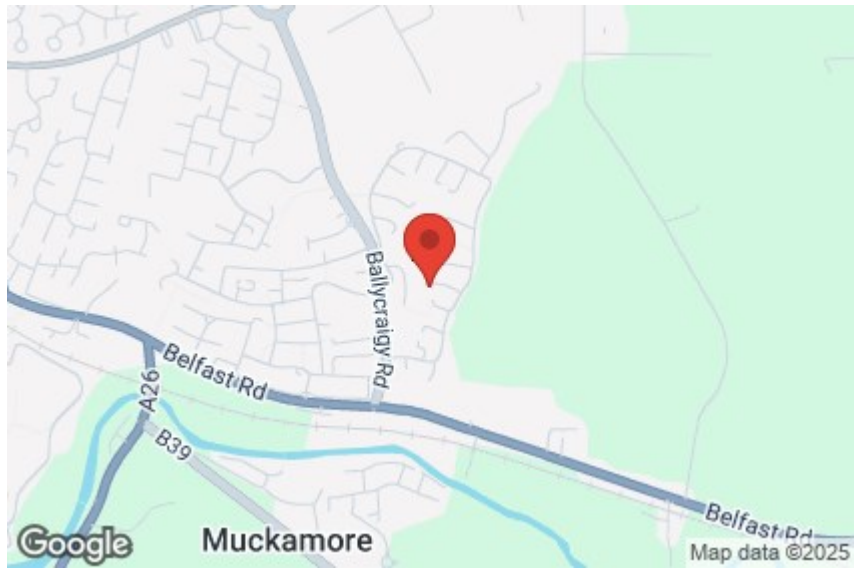
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	50
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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