

3 Grainger's Mill, Muckamore, Antrim, BT41 4RB



PRICE Offers Over £177,500

This is an excellent opportunity to purchase an exceptionally well presented three bedroom mid townhouse with integral garage occupying a prime position within this sought after residential area just off the Seven Mile Straight on the outskirts of Antrim town yet within easy access of all local amenities. Maintained to a high standard throughout, with the benefit of a ground floor W/C and integral garage with utility area, this property should appeal to a wide range of potential purchasers and in particular those who appreciate a quality family home with a private rear garden and excellent sun orientation.

Early viewing strongly recommended.

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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Ground floor W/C with modern white suite
- Living room 14'3 x 10'4 with open fire and pine surround / Open square archway to;
- Kitchen with informal dining area / PVC double glazed French doors to rear / Door to integral garage
- Full range of beech "Shaker" style high and low level units / Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms
- Bathroom with white suite to include panel bath with antique style taps and telephone hand shower
- PVC double glazed windows and French doors / Oil-fired central heating system
- Tarmac drive with off-street parking for one car / Access to integral garage with utility area to rear / Private rear garden with excellent sun orientation

ACCOMMODATION

Hard wood 6 panel door with double glazed side lights to:

ENTRANCE HALL

Wood laminate floor. Staircase to first floor with pine moulded handrail and turned balustrade. Double radiator.

GROUND FLOOR W/C

Modern white suite comprising low flush W/C and corner pedestal wash hand basin with tiled splash back. Extractor fan. Single radiator.

LIVING ROOM

14'3 x 10'4 (4.34m x 3.15m)

Open fire with pine surround and part polished cast iron inset. Slate tiled hearth. Double radiator. Open archway to:

KITCHEN INTO INFORMAL DINING

17'1 x 9'9 (5.21m x 2.97m)

Full range of Beech "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integral four ring halogen hob with low level combination oven and grill. Space for fridge. Part tiled walls to work surfaces. Door to integral garage. PVC double glazed French doors to rear. Double radiator.

FIRST FLOOR LANDING

Access to loft. Hot press with pressurized water tank.

BEDROOM 1

12'5 x 10'3 (3.78m x 3.12m)

Single radiator.

BEDROOM 2

11'7 x 10'3 (3.53m x 3.12m)

Single radiator.

BEDROOM 3

6'10 x 6'4 (2.08m x 1.93m)

Single radiator.

BATHROOM

7'10 x 6'5 (2.39m x 1.96m)

(max) White suite comprising panelled bath with antique style mixer taps and telephone hand shower. Low flush W/C and pedestal wash hand basin. Part tiled wall to bath area and tiled splash back to wash hand basin. Single radiator.

OUTSIDE

Tarmac drive with off street parking for 2 cars. Access to integral garage. Garden to front in neat lawn. Garden to rear in neat lawn and pink stone display area edged in tegula brick. Raised flower bed to rear. 6Ft. timber fencing.

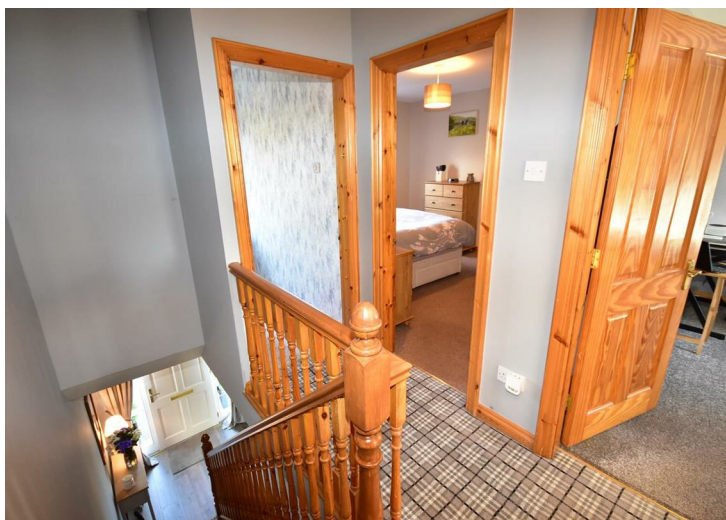
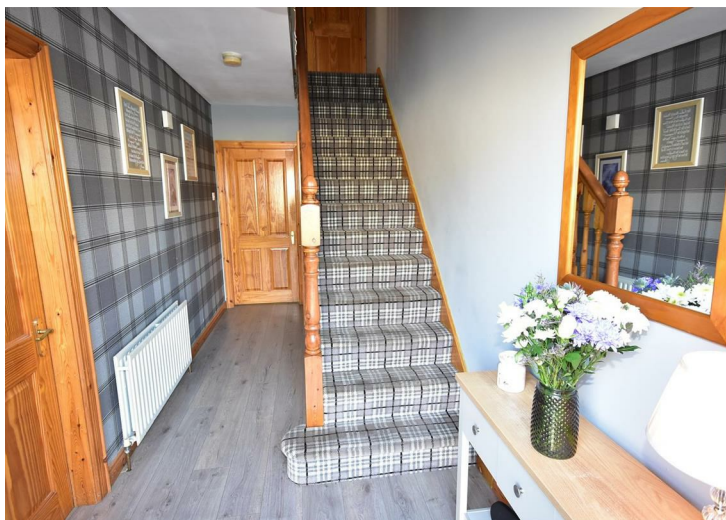
GARAGE

20' x 10'5 (6.10m x 3.18m)

Up and over door. Power and light. Oil fired boiler. Utility area with low level storage cupboard and single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Hard wood part double glazed door to rear. PVC double glazed rear window.

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	62	64
(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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