

37 Church View, Randalstown, Antrim, County Antrim, BT41 3AH



PRICE Offers Over £122,500

We are delighted to offer for sale this well presented three bedroom mid terraced house occupying a prime elevated location with superb views to the rear. Located off New Street in the heart of Randalstown, this superb property is close to all local amenities and transport facilities and is finished to a high standard throughout with quality fitted kitchen units to include five ring gas hob, electric double oven and integrated fridge together with modern bathroom suite comprising panel bath with electric shower over, moulded wash hand basin in vanity unit with storage below and push button low flush W/C. With beautifully landscaped gardens to the front and rear featuring a raised patio, semi-enclosed seating area and steps down to lower level grassed lawn with access to a detached shed, this property is ideally suited to the first time buyer or those with a young family.

Early viewing strongly recommended.

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Ballyclare
51 Main Street
Ballyclare
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BT39 9AA
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Glengormley
18 Cammoney Road
Glengormley
Antrim
BT36 6HN
Tel : (028) 9083 0803



FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living room with bay window / Open fire with back boiler and rustic pine surround
- Kitchen with informal dining area
- Full range of cream coloured cottage style high and low level units
- Integrated five ring gas hob, double oven and fridge / Space for freezer and plumbed for dishwasher and washing machine
- First floor landing with decorative wrought iron railings
- Three well proportioned bedrooms / All with wood laminate floors
- Bathroom with modern white suite including panel bath with electric shower over
- PVC double glazed windows and external doors / Oil-fired central heating
- Beautifully landscaped gardens to front and rear / Superb views to the rear

ACCOMMODATION

PVC entrance door with double glazed, leaded and stained glass insets to:

ENTRANCE HALL

Fully tiled floor. Stair case to first floor. Double radiator. Part glazed door to:

LIVING ROOM

15'9 x 12'8 (4.80m x 3.86m)

(into bay window). Open fire with back boiler. Rustic pine surround with part polished cast iron inset and slate hearth. Solid wood floor. Access to under stair storage. Two double radiators. Part glazed door to:

KITCHEN INTO INFORMAL DINING

19' x 8'4 (5.79m x 2.54m)

Full range of cream coloured cottage style high and low level units with glazed display cabinet. Open shelving and feature handles. Contrasting work surfaces with one and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated five ring gas hob with low level double oven. Stainless steel pyramid style over head extractor. Plumbed for dish washer. Integrated fridge and space for freezer. Plumbed for washing machine. Part tiled walls to work surfaces. Fully tiled floor. PVC double glazed door to rear. Double radiator.

FIRST FLOOR LANDING

Wrought iron balustrade to landing area. Access to partially floored loft with fold out wooden ladder .

BEDROOM 1

15'3 x 8'7 (4.65m x 2.62m)

Wood laminate floor. Single radiator. Superb views towards Slemish. Hot press with copper cylinder and "Willis" immersion heater. Shelving.

BEDROOM 2

15'3 x 8'7 (4.65m x 2.62m)

Door to built-in wardrobe. Wood laminate floor. Single radiator.

BEDROOM 3

9'7 x 7'4 (2.92m x 2.24m)

Wood laminate floor. Single radiator.

BATHROOM

6' x 5'6 (1.83m x 1.68m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with mixer taps and storage below. Panel bath with "Triton Enrich" electric shower unit over. Glazed shower screen. Fully tiled walls with mosaic border. Fully tiled floor. Extractor fan. Polished chrome heated towel rail.

OUTSIDE

Decorative wrought iron pedestrian entrance gate to tegula brick pathway. Well stocked garden to front with low level walling. Shared pedestrian ally to fully enclosed garden to rear in substantial paved patio. Semi-circular tegula brick step to rear of property. Outside tap and light. Part paved and part timber decked semi-enclosed seating area. Steps down to lower garden area in neat lawn. 5Ft. timber fencing to rear. Mature trees and raised timber edged flower beds.

MOSTLY BLOCK BUILT SHED

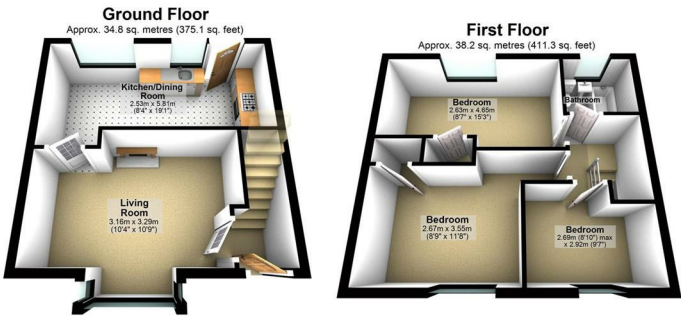
9'11 x 7'5 (3.02m x 2.26m)

Power and light. Oil fired boiler. Single glazed windows. PVC oil tank to rear.


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		
	39	56
Northern Ireland	EU Directive 2002/91/EC 	



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