

50 Limetree Avenue, Antrim, BT41 1NP



PRICE Offers Over £104,950

This is a superb opportunity for the first time buyer and investor alike to purchase a well presented three bedroom end terraced house occupying a superb position within the Ballycraigy area on the outskirts of Antrim town close to Muckamore where most amenities and transport facilities are readily accessible. The property benefits from a recently fitted 'Shaker' high and low level kitchen with integrated appliances to include oven, hob, fridge freezer and dishwasher. In addition the rear hall has been converted to a utility room with space for a washing machine and tumble dryer.

Outside, the enclosed front, side and rear gardens feature well kept neat lawns with the addition of a brick built storage house to the rear.

Only on full inspection can one begin to appreciate the quality of this well presented property. Early viewing strongly recommended.

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Antrim
12 Church Street
BT41 4BA
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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Entrance hall with staircase to first floor / Ground floor three piece bathroom
- Generous living room 13'3" x 9'10" with feature multi fuel stove
- Recently fitted Kitchen with informal dining area
- Full range of mid grey high and low level 'Shaker' style high and low level units
- Integrated oven, hob, fridge freezer and dishwasher
- Rear hall / Utility with space for a washing machine and tumble dryer
- Three well proportioned bedrooms to the first floor
- Converted roof space offering exceptional storage with full flooring, power and lighting
- Fully enclosed front, side and rear gardens
- PVC double glazed windows and external doors / PVC soffits and fascia boards / Gas-fired central heating

ACCOMMODATION

OUTSIDE FRONT

Fully enclosed front and side garden with neat lawn and paved pathway leading to front door. Pedestrian gate to rear. 4Ft to 6Ft timber fencing. PVC double glazed door with sidelight to;

ENTRANCE HALL

Staircase to first floor with handrail and turned balustrading. Fully tiled floor.

GROUND FLOOR BATHROOM

6'9" x 5'8" (2.074 x 1.733)

Modern white suite comprising a panel bath with mains shower over featuring a 'Drench' shower head, secondary attachment and glazed screen. 'Vanity' wash hand basin with 'Monobloc' chrome mixer tap and storage below. Low flus push button WC. PVC panelled walls. Extractor fan. Chrome towel radiator.

LIVINGROOM

13'3" x 9'10" (4.059 x 3.021)

Feature multifuel stove with granite hearth surround and wooden mantle. Wood laminate flooring. Electric meter cupboard. Integrated storage and oak veneer shelving. Double radiator.

KITCHEN / INFORMAL DINING AREA

16'1" x 9'10" (4.912 x 3.012)

Fully fitted range of mid grey 'Shaker' style high and low level kitchen units with contrasting 'Butcher Bloc' effect work surfaces and upstands. One and a quarter bowl stainless steel sink unit with stainless steel mixer tap. Integrated appliances to include a four ring halogen hob with angled overhead extractor fan and glass splashback. Combination low level oven and grill, fridge freezer and dishwasher. Fully tiled floor. Low voltage downlights. Open to informal dining. Single radiator.

REAR HALL / UTILITY

Work surfaces with space below for a washing machine and tumble dryer. Gas combi gas boiler boiler. Space for fridge freezer and. Fully tiled floor. PVC double glazed door to the rear.

BEDROOM 1

12'7" x 9'11" (3.856 x 3.042)

Integrated storage inset. Single radiator.

BEDROOM 2

10'4" x 6'9" (3.171 x 2.060)

Wood laminate flooring. Single radiator.

BEDROOM 3

8'11" x 7'4" (2.727 x 2.238)

Single radiator.

CONVERTED STROAGE LOFT

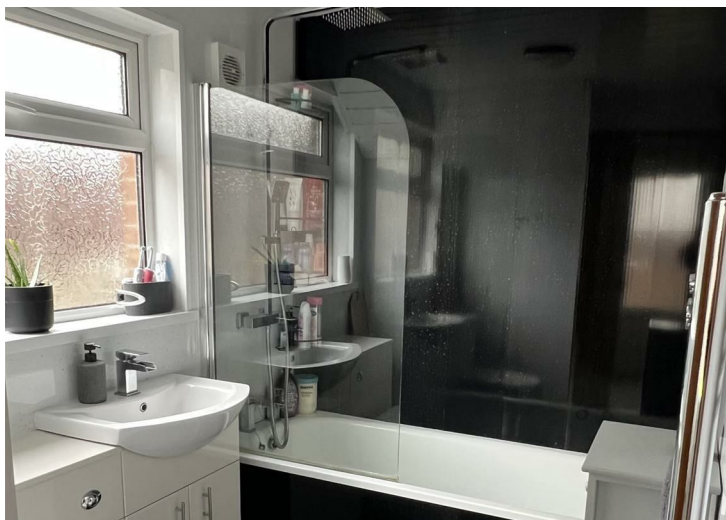
Integrated ladder to converted storage loft with full flooring power and skylights.

OUTSIDE REAR

Fully enclosed and fully paved rear garden with 6Ft timber fencing and pedestrian gate to the front and side garden. Outside tap and outside storage house.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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



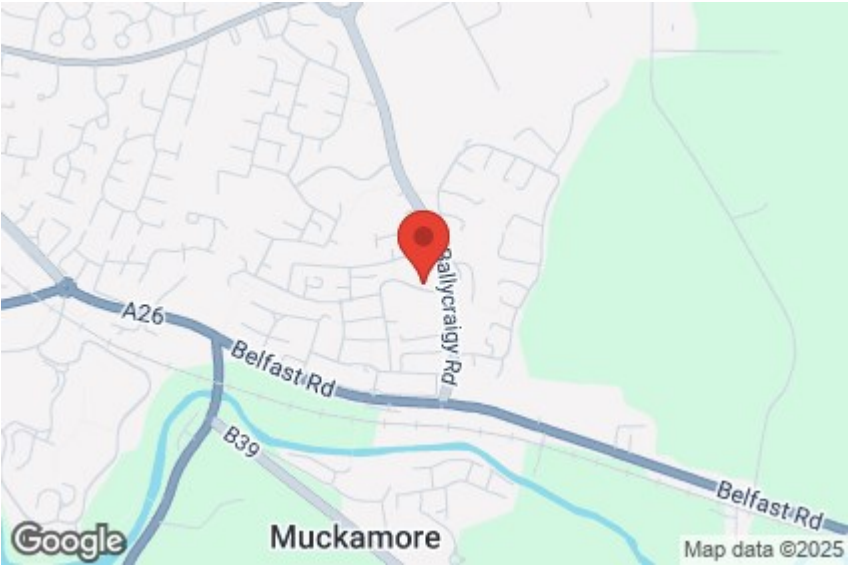


Energy Efficiency Rating

	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		
Northern Ireland	EU Directive 2002/91/EC	

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