

## 41 Parkhall Road, Antrim, BT41 1BU



### PRICE Offers Over £114,950

We are delighted to offer for sale 41 Parkhall Road.

This well presented three-bedroom mid-terrace home has been thoughtfully modernised and is ready to move into.

This mostly refurbished property benefits from a stylish new kitchen and contemporary bathroom suite, along with new flooring in places and lighting that enhance the fresh and modern feel.

Perfectly positioned, the home enjoys a prime location close to local amenities, excellent transport links, and a choice of schools, making it an ideal purchase for young families and commuters alike. With its combination of recent renovations and convenient setting, this property represents a superb opportunity for buyers seeking both comfort and practicality.

Early viewing is strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor
- Living room 14'3" x 14'0" with 'Inglennook' opening suitable for a wood burning stove with permissions
- Recently fitted kitchen with informal dining area
- Full range of 'Shaker' style high and low level units with complimentary work surfaces and splashback tiling
- Space for cooker, fridge freezer and washing machine
- Three well proportioned bedrooms all with low voltage down lighting
- Recently installed modern white bathroom suite to include a panel bath
- Fully enclosed and low maintained garden to rear offering superb privacy
- PVC double glazed windows and external doors / Oil-fired central heating
- Mostly refurbished property suitable to first time buyers and investors alike

## ACCOMMODATION

### OUTSIDE FRONT

Fully enclosed and fully paved with wall borders and cast iron gate pedestrian gate to the front. Step to;

### ENTRANCE HALL

PVC double glazed door to entrance with wood laminate flooring. Staircase to first floor. Single radiator.

### LIVINGROOM

**14'3" x 14'0" (4.357 x 4.271)**

'Inglennook' suitable for installation of wood burning stove (With suitable permissions.) and tiled hearth. Wood laminate flooring. Double radiator.

### KITCHEN WITH INFORMAL DINING

**17'4" x 8'11" (5.293 x 2.743)**

Full range of 'Shaker' style high and low level kitchen units with complimentary worktops and splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for a cooker with hooded overhead extractor fan. Space for a fridge freezer and washing machine. Large understairs storage cupboard. Low voltage downlights. Fully tiled floor. Double radiator. PVC double glazed door to the rear.



## FIRST FLOOR LANDING

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

## BEDROOM 1

10'5" x 9'7" (3.196 x 2.934)

Low voltage downlights. Low voltage downlights. Single radiator.

## BEDROOM 2

12'4" x 8'8" (3.767 x 2.663)

Double doors into large storage cupboard. Low voltage downlights. USB plug sockets. Single radiator.

## BEDROOM 3

9'2" x 8'5" (2.804 x 2.588)

Low voltage down lights. Single radiator.

## BATHROOM

7'3" x 5'5" (2.226 x 1.653)

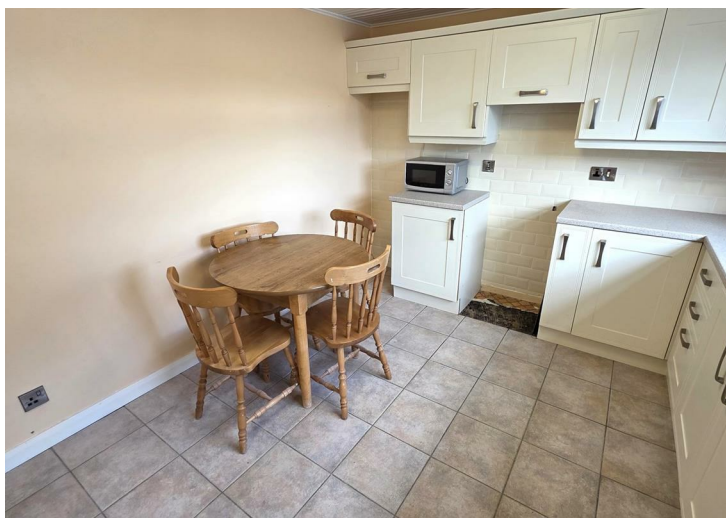
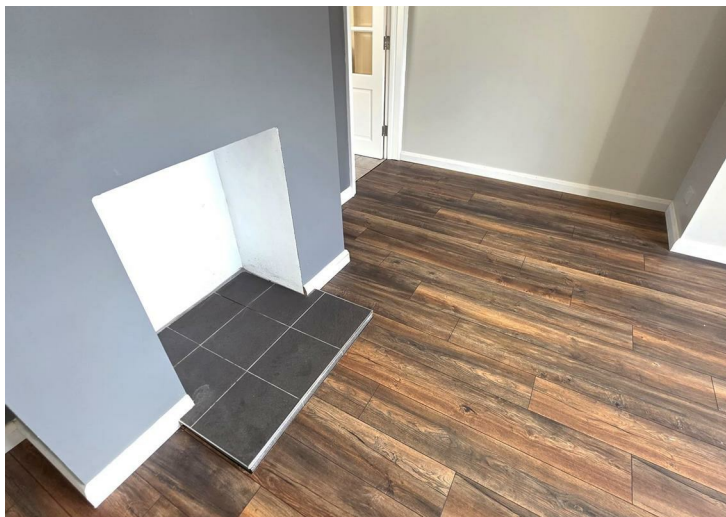
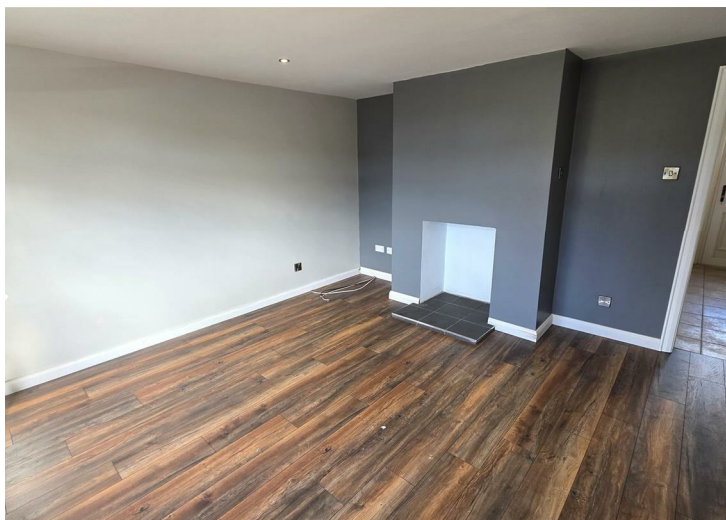
Recently installed modern white suite comprising a panel bath with chrome mixer tap, shower attachment and a 'Heat-store aqua plus electric shower over. Bath in need of panel. Pedestal wash hand basin with 'Monobloc' chrome mixer tap. Low flush push button WC. Fully tiled walls. Low voltage downlights. Single radiator.

## OUTSIDE REAR

Fully enclosed and fully paved rear garden offering superb privacy. Pedestrian gate to the rear. Brick built boiler house. PVC oil tank. Outside tap and light.

## 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		76
(55-68) D	62	
(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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