

6 Oakburn, Antrim, BT41 2BE



PRICE Offers Over £114,950

We are delighted to offer for sale this deceptively spacious three bedroom mid-terrace house located in the sought after Newpark estate on the outskirts of Antrim town yet close to most local amenities and transport facilities.

Boasting a spacious entrance hall with a former ground floor WC currently utilised as a utility room with plumbing, this property is perfect for those in need of generous storage for all of life's necessities.

As you step inside, you'll be greeted by a cosy living room, ideal for relaxing with family and friends. The kitchen features a full range of white contemporary style high and low-level units, along with space for a range cooker, fridge freezer and dishwasher, making it a delightful space for cooking and informal dining.

This lovely home offers three well-proportioned bedrooms, two of which come with built-in wardrobes, providing plenty of storage space and is further enhanced by the PVC double glazed windows and external doors ensure plenty of natural light flows through the house, creating a warm and inviting atmosphere.

With gas-fired central heating, PVC fascia and soffits, recently installed external wall insulation and asphalt off-street parking, this property combines comfort and convenience seamlessly. Superb opportunity for first time buyers and young families alike.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
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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
- Former ground floor W/C currently utilised as utility with plumbing
- Generous living room 11'9" x 11'6" with wood laminate flooring
- Kitchen with informal dining
- Range of contemporary white high and low level kitchen units / Space for cooker, fridge freezer and dishwasher
- First floor landing
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with white suite to include panelled bath with mains shower over
- PVC double glazed windows and external doors / Gas fired central heating / Recently added external wall insulation
- Asphalt off-street parking to rear / Enclosed garden to front with low maintenance

ACCOMMODATION

OUTSIDE FRONT

Fully enclosed front garden with concrete pathway to front door. Mixed stone bedding.

ENTRANCE HALL

Staircase to first floor. Single radiator.

LIVINGROOM

11'9" x 11'6" (3.584 x 3.529)

Wood laminate flooring. Double radiator.

KITCHEN WITH INFORMAL DINING

11'5" x 9'7" (3.498 x 2.925)

Full range of white contemporary style high and low level kitchen units with complimentary work surfaces and splashback tiling. Single drainer stainless steel sink unit with stainless steel hot and cold taps. Space for a range cooker, dishwasher, low level freezer and separate fridge freezer. Double radiator.

FORMER GROUND FLOOR WC

Currently utilised as a utility with plumbing still in place. Space for a washing machine and tumble dryer. (Stacked).

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

11'8" x 9'10" (3.564 x 2.998)

Integrated storage cupboard. Double radiator.

BEDROOM 2

11'2" x 9'6" (at max) (3.429 x 2.907 (at max))

Integrated storage cupboard. Double radiator.

BEDROOM 3

11'0" x 6'1" (3.365 x 1.876)

Single radiator.

BATHROOM

6'1" x 5'1" (1.871 x 1.555)

White suite comprising a panel bath with mains shower over.

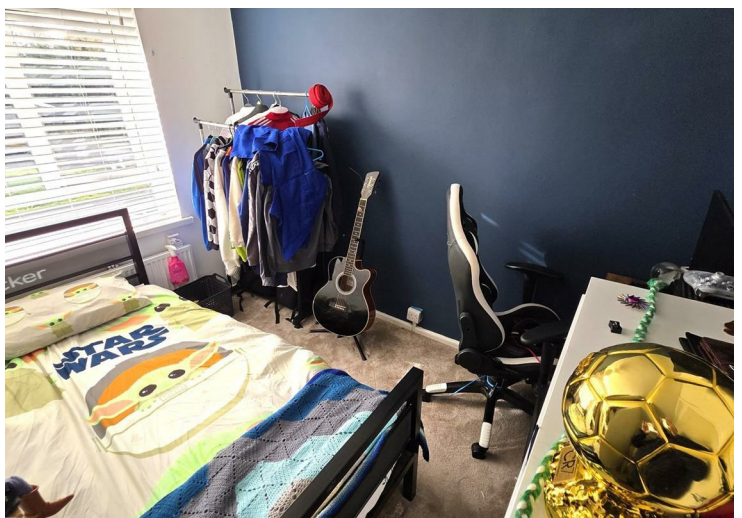
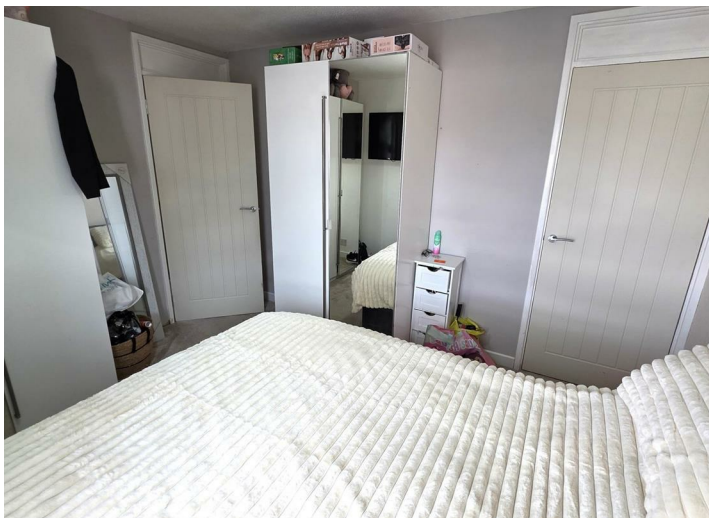
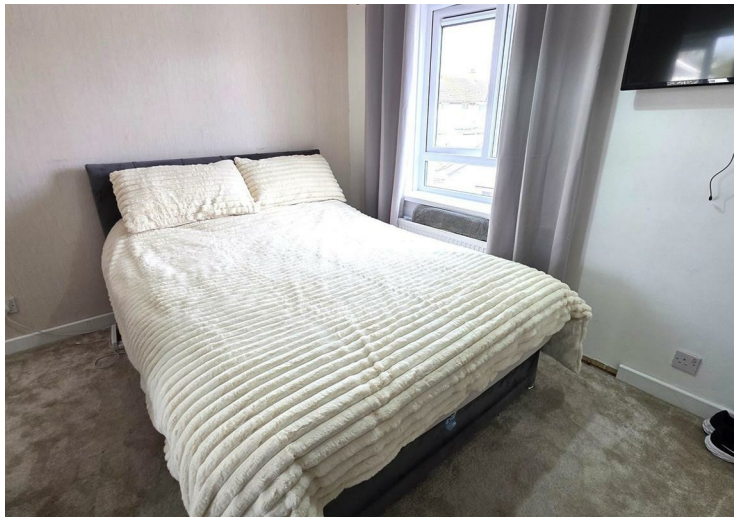
Wall mounted wash hand basin with stainless steel hot and cold taps. Low flush WC. Single radiator.

OUTSIDE REAR

Fully enclosed rear garden with asphalt driveway. Paved and concrete yard offering low maintenance. 4Ft timber fencing and pedestrian gate to the 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	74	74
(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	



Mortgage

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12 Church Street, Antrim, Co. Antrim, BT41 4BA
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