

## 53 Alderpark, Antrim, BT41 1JU



### PRICE Offers Over £164,950

This is an excellent opportunity for First Time Buyers to purchase a well presented three bedroom semi-detached house occupying a superb site overlooking a green area to the front and views towards Tardree to the rear. Benefiting from PVC double glazed windows and external doors, oil-fired central heating and modern white bathroom suite together with generous open plan kitchen with informal dining area this property is ideally suited to a professional couple or those with a young family.

Early viewing strongly recommended.

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## FEATURES

- Entrance foyer with wood laminate floor / Part glazed door to;
- Living room 14'11 x 14'5 to include foyer / Open fire with rustic pine surround / Wood laminate floor
- Kitchen with informal dining area / Open to downstairs area / PVC double glazed door to rear
- Full range of light grey coloured "Shaker" style units / Space for cooker and fridge freezer / Plumbed for washing machine
- First floor landing with access to loft via wooden fold out ladder
- Three bedrooms / Two with built-in wardrobes
- Bathroom with modern white suite to include panel bath with thermostatic shower unit and glazed screen
- PVC double glazed windows and external doors / Oil-fired central heating / Pine four panel internal doors
- Tarmac drive to side with off-street parking for two cars / Space for garage / Garden to front in neat lawn / Low maintenance garden to rear in concrete patio and timber decking
- Excellent opportunity for First Time Buyers

## ACCOMMODATION

Pitched and tiled entrance canopy. PVC double glazed entrance door to:

### ENTRANCE FOYER

Wood laminate floor. Pine part bevelled glass door and glazed side lights to:

### LIVING ROOM

**14'11 x 14'5 (4.55m x 4.39m)**

(max) Open fire with rustic pine surround and matching mirrored over mantle mirror (cracked). Part polished cast iron inset and slate effect tiled hearth. Directional spot lights. Wood laminate floor. Double radiator. Single radiator.

### KITCHEN INTO INFORMAL DINING

**14'11 x 13'1 (4.55m x 3.99m)**

(max to open to under stair area) Full range of light grey "Shaker" style high and low level units with short chrome handles, glazed display cabinet, open shelving and wine rack. Complimentary work surfaces with single drainer stainless steel sink unit and mixer tap. Breakfast bar area. Space for cooker, plumbed for washing machine and space for fridge freezer. Part tiled walls to work surfaces. Access to meter cupboard under stairs. Tiled effect wood laminate floor. PVC double glazed door and side lights to rear. Double radiator.



## FIRST FLOOR LANDING

Access to loft via fold out wooden ladder. Hot press with louvered door. Copper cylinder and "Willis" immersion heater. Shelving above.

## BEDROOM 1

12'5 x 8'2 (3.78m x 2.49m)

Louvered door to built-in wardrobe. Single radiator.

## BEDROOM 2

9'10 x 9'1 (3.00m x 2.77m)

Louvered door to built-in wardrobe. Wood laminate floor. Single radiator.

## BEDROOM 3

11'4 x 6'6 (3.45m x 1.98m)

(max) into wardrobe recess. Wood laminate floor. Single radiator.

## BATHROOM

6'8 x 5'6 (2.03m x 1.68m)

Modern white suite comprising panelled bath with feature mixer tap and shower attachment. Thermostatic shower unit and glazed screen. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. PVC panelled walls. Tiled effect wood laminated floor. PVC strip ceiling with inset low voltage down lights. White heated towel rail.

## OUTSIDE

Garden to front in neat lawn edged with tegula brick to tarmac drive with off street parking for 2 cars. Timber pedestrian gate to:

Fully enclosed yard to rear in concrete patio and timber decking. 6Ft. timber fencing. PVC tank and prefabricated oil fired boiler house. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	58	69

Northern Ireland

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