

19 Niblock Oaks, Antrim, BT41 2DJ



PRICE Offers Over £167,950

We are delighted to offer for sale 19 Niblock Oaks.

This four-bedroom mid townhouse offers spacious and well-proportioned accommodation, perfect for those seeking a home with great potential. The property comprises a generous lounge, kitchen with informal dining area, and a convenient ground floor WC. Upstairs, there are four generous bedrooms, including a principal bedroom with ensuite, and a four-piece family bathroom.

In need of restoration and priced accordingly, this property presents an excellent opportunity for buyers to add their own stamp and create a superb family home in this much sought-after and convenient development.

Early viewing is strongly recommended.

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



FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor / Ground floor W/C with modern white suite
- Living room with wood laminate floor / Glazed French doors to;
- Kitchen with informal dining / PVC double glazed French doors to rear
- Full range of beech effect "Shaker" style high and low level units / Integrated oven, hob, dishwasher and fridge freezer
- Utility with matching beech effect units / Plumbed for washing machine and space for dryer
- First floor landing with access to loft
- Four well proportioned bedrooms / Principal with ensuite shower room
- Family bathroom with modern white four piece suite to include panel bath and separate shower cubicle
- PVC double glazed windows / Oil-fired central heating
- Tarmac side by side parking to the front / Fully enclosed garden to rear with excellent sun orientation / Open aspect to front overlooking open countryside

ACCOMMODATION

Hardwood entrance door with glazed sidelights to;

ENTRANCE HALL

Wood laminate floor. Single radiator. Staircase to first floor with moulded handrail and turned balustrade.

GROUND FLOOR W/C

Push button low flush W/C. Corner wash hand basin with "monobloc" mixer tap and tiled splash back. Extractor fan. Single radiator.

LOUNGE

15'2" x 11'5" (4.627 x 3.488)

Wood laminate floor. Double radiator. Glazed French doors to;

KITCHEN WITH INFORMAL DINING

13'1" x 12'10" (4.011 x 3.933)

Full range of beech effect "Shaker" style high and low level units with complimentary work surfaces. One and a quarter bowl single drainer stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill, fridge freezer and dishwasher. Part tiled walls to work surfaces. Double radiator. PVC double glazed French doors to rear.

UTILITY

Matching beech effect low level kitchen units and work surfaces with single drainer stainless steel sink unit and chrome mixer tap. Plumbed for washing machine and space for tumble dryer. Single radiator. Double glazed hardwood door to rear.

FIRST FLOOR LANDING

Hotpress with insulated copper cylinder and shelving. Access to loft.

BEDROOM 1

13'3" x 9'8" (4.042 x 2.950)

Double radiator.

ENSUITE

White suite comprising wall to wall shower with "Aqua Profile Plus" electric shower and glazed folding door. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer tap and tiled splash back. Extractor fan. Single radiator.

BEDROOM 2

12'7" x 10'0" (3.849 x 3.056)

Double radiator.

BEDROOM 3

9'2" x 6'5" (2.818 x 1.974)

Double radiator.

BEDROOM 4

12'6" x 7'3" (3.813 x 2.231)

Double radiator.

BATHROOM

9'2" x 8'1" (2.805 x 2.487)

Modern white four piece suite comprising panel bath with mixer taps and tiled splash back. Pedestal wash hand basin with chrome "monobloc" mixer tap. Push button low flush W/C. Enclosed 3/4 tiled corner shower cubicle with "Aqua Profile Plus" electric shower unit and glazed sliding door. Extractor fan and double radiator.

OUTSIDE

Tarmac drive to front with side by side parking for two cars. Shared side entry with timber pedestrian gate to fully enclosed rear garden. 6Ft. timber fencing. Outside tap and light. Excellent sun orientation.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

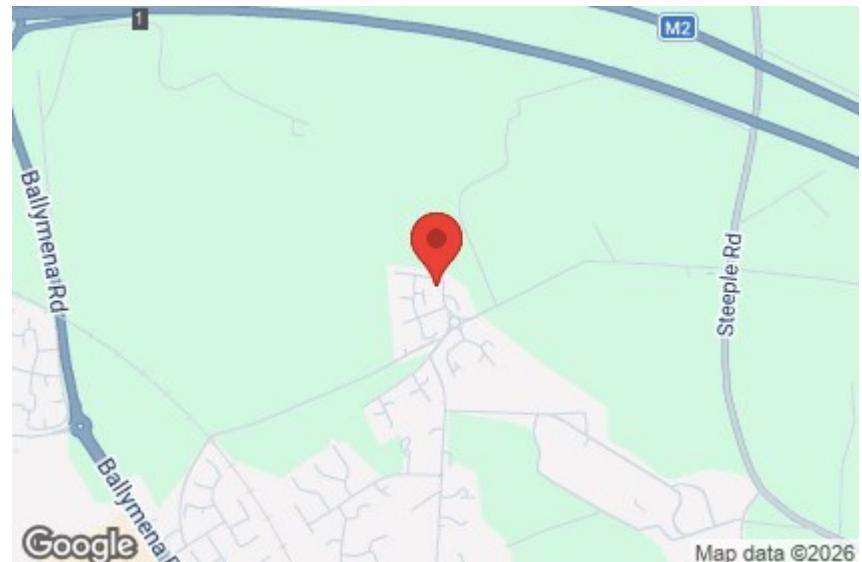
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 75 |
| (55-68) D | 63 | |
| (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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