

## 2 Sprucefield, Antrim, BT41 2BH



### PRICE Offers Over £124,950

We are delighted to offer for sale, 2 Sprucefield, Newpark.

This well presented three bedroom end terrace occupies and sizeable site with enclosed gardens to the front, side and rear and is within close proximity to local amenities and transport facilities.

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 mid oak high and low-level units, along with an integrated oven and hob, making it a delightful space for cooking and informal dining. A separate utility thoughtfully integrated within the outside boiler house offers further convenience.

This lovely home offers three well-proportioned bedrooms, one of which come with built-in wardrobes, providing plenty of storage space and is further enhanced by the PVC double glazed windows creating a warm and inviting atmosphere.

Don't miss the opportunity to make this house your home sweet home in the heart of Sprucefield.  
Early viewing strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor
- Living room 17'6 x 11'6 with feature electric fire
- Kitchen with informal dining / Range of solid oak 'Shaker' style high and low level units and polished granite work surfaces / Open to;
- Dining room 9'3 x 8'3
- Three well proportioned bedrooms to the first floor / One with integrated storage
- Shower room comprising a quarter rounded shower cubicle
- Separate WC
- Generous gardens to the front side and rear / Access to garage
- PVC double glazed windows and external doors / Oil - fired central heating / PVC fascia and soffits
- Superb opportunity for first time buyers and young families alike

## ACCOMMODATION

PVC front door with double glazed side sidelights to:-

### ENTRANCE HALL

Stairwell to first floor.

### LOUNGE

**17'6 x 11'6 (5.33m x 3.51m )**

Feature brick mantel with tiled hearth and electric fire insert. Decorative dual wall lighting. Dual window aspect. Double radiator.

### KITCHEN

**9'3 x 9 (2.82m x 2.74m)**

Equipped with a comprehensive range of mid oak high and low level 'Shaker' style units with contrasting polished granite work surfaces. Inlaid single drainer stainless steel sink unit with chrome swan neck mixer tap. Space for freestanding oven and fridge/freezer. Concealed overhead extractor fan. Part tiled walls. Tiled floor. Single radiator Open plan into:-

### DINING ROOM

**9'3 x 8'3 (2.82m x 2.51m)**

Decorative dado rail. Single radiator.

### FIRST FLOOR

#### LANDING

Access to hotpress housing water tank and shelving.

## **BEDROOM 1**

**11'6 x 9'6 (3.51m x 2.90m)**

Integrated storage cupboard. Single radiator.

## **BEDROOM 2**

**11'8" x 11'5" (at max) (3.56m x 3.48m (at max))**

Single radiator.

## **BEDROOM 3**

**8'9 x 8 (2.67m x 2.44m)**

Single radiator.

## **SHOWER ROOM**

Comprising quarter rounded shower cubicle with 'Ringshore' electric shower above. Fitted gloss vanity with chrome mixer tap. PVC panelled walls. Chrome towel radiator.

## **SEPERATE W.C**

Low flush push button flush WC. PVC panelled walls.

## **OUTSIDE**

Pedestrian gate to front to neat well maintained garden finished in lawn with mature plants and shrubs. Paved pathway to front door. Mature conifer hedging and well stocked border. Fully enclosed yard area to rear. Paved patio. Raised flower beds. PVC tank. Outside tap. Pedestrian gate to rear. Screened by brick wall.

## **BRICK BUILT BOILER HOUSE**

Oil fired boiler. Space for washing machine and tumble dryer. Power and lighting.

## **GARAGE**

**17'10" x 8'11" (5.46m x 2.74m)**

Power and lighting. Up and over door.

## **IMPORTANT NOTE TO ALL POTENTIAL**

### **PURCHASERS;**

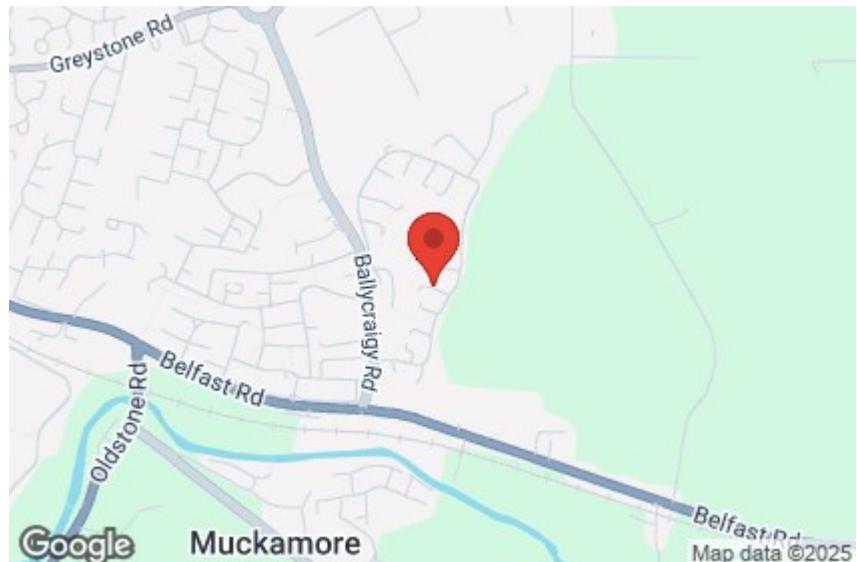
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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