

## 64 Alderpark, Antrim, BT41 1JU



### PRICE Offers Over £179,950

We are delighted to offer for sale 64 Alder Park

This well-presented three-bedroom semi-detached home with attached garage is set within the highly sought-after Alder Park development, ideally positioned close to local amenities and excellent transport links.

Inside, a spacious living room with an open fire offers a warm and inviting space to relax. The generous country-style kitchen with informal dining includes an integrated oven and hob along with a fitted dishwasher, creating the perfect setting for everyday family life.

Upstairs, there are three well-proportioned bedrooms, two of which benefit from built-in storage, and a family bathroom featuring a white suite with bath and shower over.

Externally, the property boasts a generous, low-maintenance enclosed rear garden—ideal for children, pets, or outdoor entertaining.

An excellent opportunity for first-time buyers and young families seeking a beautifully maintained home in a desirable location.

Early viewings is strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor
- Living room with picture window / Feature open fire with cast iron inset and polished granite hearth
- Kitchen with informal dining area / Sliding patio door to the rear
- Full range country style high and low level units / Integrated oven and hob and dishwasher
- First floor landing with access to partially floored loft
- Three well proportioned bedrooms / Two with integrated storage
- Bathroom with modern white suite to include panel bath with electric shower over
- PVC double glazed windows and external door rear doors / Composite front door / Gas-fired central heating / PVC soffits and fascia
- Driveway with parking for one car / Semi-detached garage
- Enclosed garden to rear in neat patio and mixed stone / Superb opportunity for first time buyers and young families alike

## ACCOMMODATION

### OUTSIDE FRONT

Neat lawn. Neat lawns. Outside lighting. Pedestrian access to rear. Tarmac driveway.

### ENTRANCE HALL

Composite front door with sidelight to entrance. Staircase to first floor with moulded handrail. Glass pane door to;

### LOUNGE

**14'11" x 12'2" (4.556 x 3.733)**

Feature open fire with cast iron inset, polished granite hearth and decorative wooden surround. Wood laminate flooring. Double radiator.

### KITCHEN WITH INFORMAL DINING

**18'2" x 11'1" (5.562 x 3.392)**

Fully fitted white country style kitchen with contrasting work surfaces and short stainless steel handles. Stainless steel half and half corner sink with chrome mixer tap. Integrated four ring halogen hob with concealed overhead extractor. Low level combination oven and grill. Dishwasher. Space for fridge freezer, microwave and washing machine. Wood laminate flooring to dining area. Sliding patio doors to rear. PVC double glazed door to the rear. Double radiator.

### FIRST FLOOR LANDING

Access to partially floored loft. Hot press with gas combi boiler.

### **BEDROOM 1**

9'2" x 10'3" (2.816 x 3.133)

Wood laminate flooring. Single radiator.

### **BEDROOM 2**

11'11" x 10'2" (3.644 x 3.109)

Wood laminate flooring. Integrated storage. Single radiator.

### **BEDROOM 3**

8'10" x 7'8" (2.709 x 2.342)

Integrated over stairs storage. Wood laminate flooring. Single radiator.

### **BATHROOM**

7'6" x 5'3" (2.288 x 1.601)

White suite comprising a panel bath with feature mixer tap and shower attachment. Mains shower over. Vanity wash hand basin with chrome mixer tap and storage below. Low flush push button WC. PVC panelled walls. Low voltage down lighting. Chrome towel radiator.

### **GARAGE**

20'9" x 8'3" (6.339 x 2.521)

Power and lighting. Up and over door.

### **REAR GARDEN**

Fully enclosed rear garden with 6ft timber fencing and pedestrian gate to front. Mixed stone bedding and paved patio.

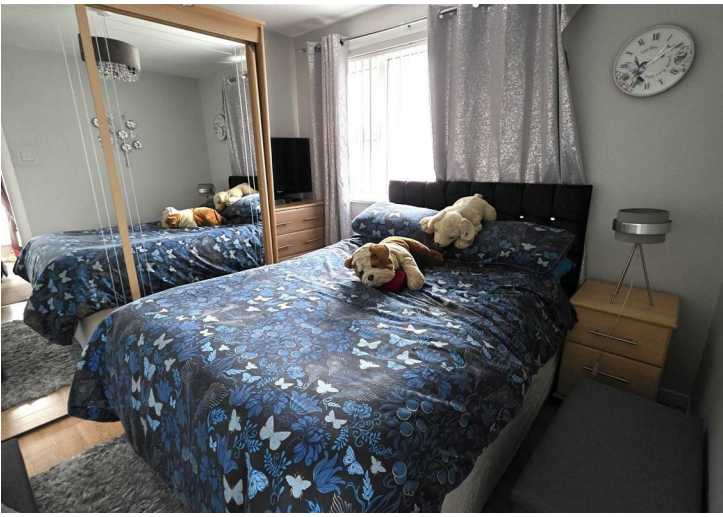
Outside tap and lighting.

### **IMPOTANT NOTE TO ALL POTENTIAL PURCHASERS;**

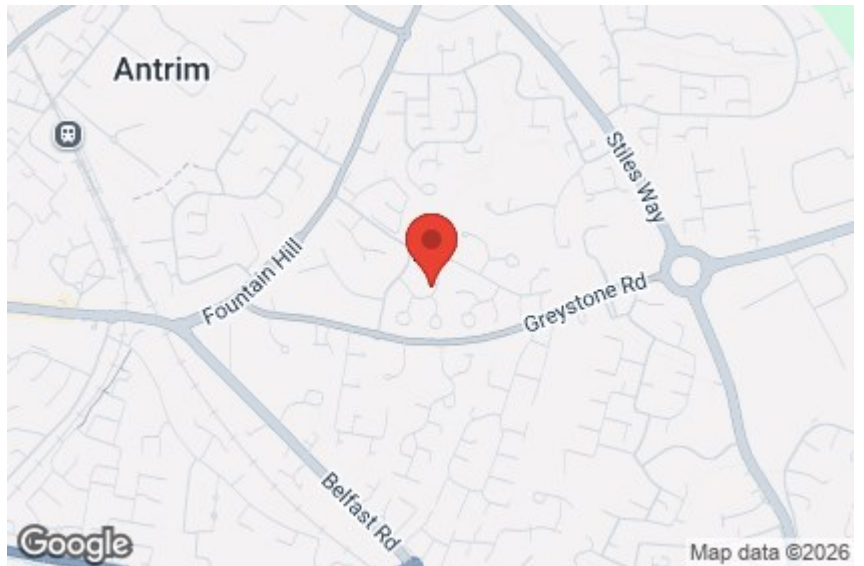
Please note, none of the services or appliances have been tested at this property.

Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





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>	<b>64</b>	<b>71</b>
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



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