

## 87 Greenview Avenue, Antrim, County Antrim, BT41 4EJ



### PRICE Offers Over £129,950

This is an excellent opportunity for the First Time Buyer and Investor alike to purchase a deceptively spacious three bedroom end terraced house in this sought after residential location on the outskirts of Antrim town and occupying a generous site on the periphery of the estate with superb views over open countryside. Benefiting from a stunning recently fitted 'Shaker' style kitchen with quartz worktops and a host of integrated appliances, a beautiful family lounge with fully tiled floor, PVC double glazed windows, gas fired central heating, this property is ideally suited to those looking for a home in a good location with substantial private outdoor space.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Lounge with decorative open fire, feature surround and fully tiled floor
- Informal dining with contemporary style wall mounted electric fire and fully tile floor
- Recently fitted luxury 'Shaker' style kitchen with quartz worktops
- Integrated oven, hob, fridge freezer, dishwasher, washer dyer and bin storage
- Three well proportioned bedrooms / Two with built-in storage
- Shower room with modern white suite
- PVC double glazed windows and front door / Gas fired central heating
- Views to the front over open countryside / Large, fully enclosed gardens to the side and rear
- Superb opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

PVC double glazed entrance door and side light to:

### ENTRANCE HALL

Fully tiled floor. Access to under stairs storage. Staircase to first floor. Six pane beveled glass door to;

### LOUNGE

**14'2 x 11'11 (4.32m x 3.63m)**

Open fire (plumbed for gas) with ornate wooden surround, part polished cast iron inset and slate tiled hearth. Fully tiled floor. Double vertical radiator.

### KITCHEN

**10'6 x 7'7 (3.20m x 2.31m)**

Recently fitted range of blue 'Shaker' style high and low level kitchen units with contrasting quartz worktops and splashback stands. Single drainer stainless steel sink unit with chrome mixer tap. Matching kitchen peninsula with breakfast bar style seating and increasing work surfaces. Integrated appliances to include a four ring halogen hob with quartz splashback and stainless steel and glass over head extractor fan, a mid level combination oven and grill, fridge freezer, dishwasher and washer dryer. Integrated bin storage. Fully tiled floor to kitchen and informal dining. Low voltage downlights. Single vertical radiator. PVC double glazed door to the rear.

## INFOMRAL DINING / RECEPTION

12'8 x 10'6 (3.86m x 3.20m)

Wall mounted contemporary style electric fire.. Fully tiled floor. Single vertical radiator. Shutter blinds. Eight panel bevelled glass door to entrance hall.

## FIRST FLOOR LANDING

Door to overstair storage. Access to loft. Single radiator.

## BEDROOM 1

14'3 x 8'9 (4.34m x 2.67m)

Door to storage cupboard. Single radiator.

## BEDROOM 2

12'11 x 9'8 (3.94m x 2.95m)

Views over open countryside. Single radiator.

## BEDROOM 3

10'9 x 10 (3.28m x 3.05m)

Storage cupboard. Single radiator.

## SHOWER ROOM

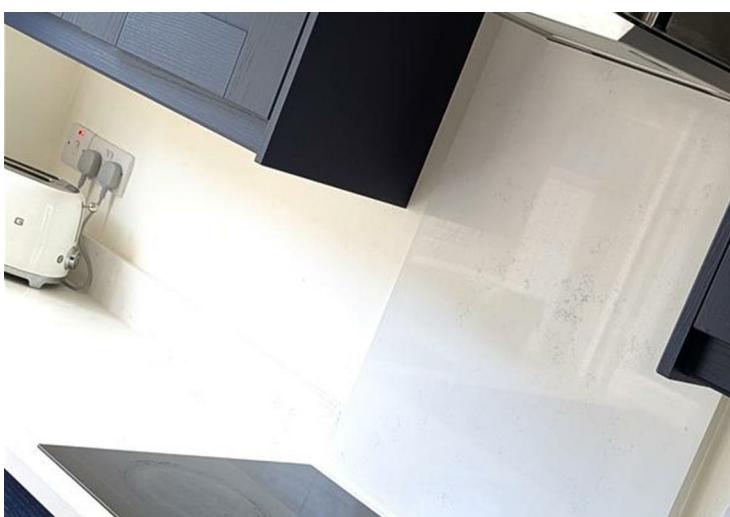
Large, fully tiled corner quadrant shower cubicle with thermostatic shower unit. Fully tiled walls. Push button low flush W/C and moulded wash hand basin in vanity unit with mixer taps and storage below. PVC ceiling with low voltage downlights. Polished chrome heated towel rail.

## OUTSIDE

Small low maintenance forecourt with paved patio, crushed slate display and range of shrubs, plants and conifers. Concrete pathway to front and side. Six panel door to shared entry with access to fully enclosed garden to rear with well stocked borders, crushed slate displays, concrete paths and greenhouse. Service door to side. Access to brick built store with power. Outside taps and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

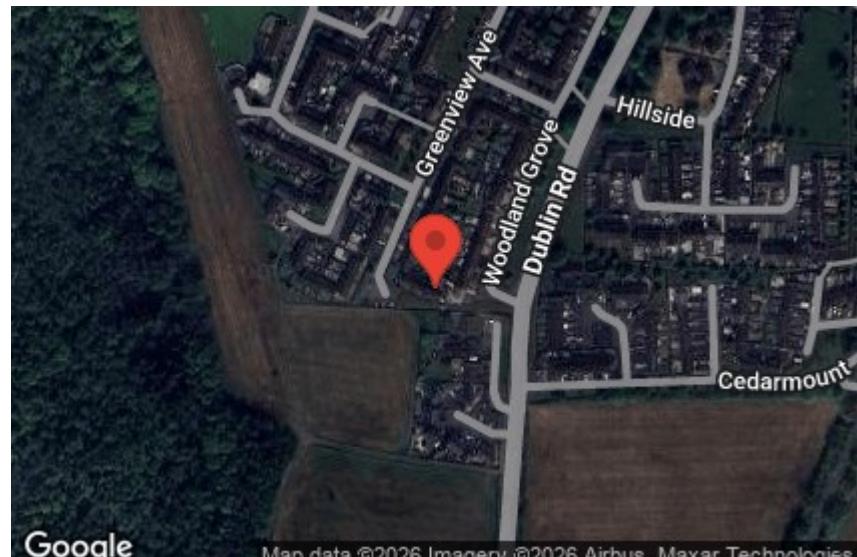
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	





**Talk to one of our advisers today**

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