

9 Sprucefield, Antrim, BT41 2BH



PRICE Offers Over £120,000

This is an excellent opportunity to purchase a well presented three bedroom end terraced house occupying a large site in this sought after location on the outskirts of Antrim town.

Benefiting from PVC double glazed windows and oil fired central heating.

This large site wraps around the property and provides a generous garden together with off-street parking and a paved patio. Ideally suited to both the investor and first time buyer.

Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

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



FEATURES

- Entrance hall with staircase to first floor
- Living room 17'6 x 11'6 with feature electric fire
- Modern kitchen with informal dining / 'Shaker' style high and low level units and contrasting work surfaces
- Downstairs WC
- Three well proportioned bedrooms to the first floor / One with integrated storage
- Bathroom with pannelled bath
- Separate WC
- Generous gardens to the front side and rear
- PVC double glazed windows / 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 screen into:-

ENTRANCE HALL

Tiled floor. 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. Dual window aspect. Laminate floor. Double radiator.

KITCHEN

17'6 x 9'6 (5.33m x 2.90m)

Equipped with a comprehensive range of ivory high and low level 'Shaker' style units with contrasting wood effect work surfaces. Inlaid double drainer stainless steel sink unit with chrome swan neck mixer tap. Comprising a host of integrated appliances including fridge/freezer, eye level oven and microwave and 4 ring electric hob with stainless steel canopy style extractor fan overhead. Space for freestanding washing machine. Breakfast bar style return with storage cupboards below. Part tiled walls. Tiled floor. double radiator.

BACK HALL

Tiled floor. Access to understair storage. Door to rear garden.

DOWNSTAIRS W.C

Low flush w.c and pedestal wash hand basin. Fully tiled walls. Tiled floor.

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. Laminate floor. Double radiator.

BEDROOM 2

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

Laminate floor. Double radiator.

BEDROOM 3

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

Laminate floor. Double radiator.

BATHROOM

Comprising fitted panelled bath with taps and overhead electric 'Triton' shower. Pedestal wash hand basin with mixer tap. PVC panelled walls. Chrome towel radiator.

SEPERATE W.C

Low flush push button flush WC. Fully tiled walls.

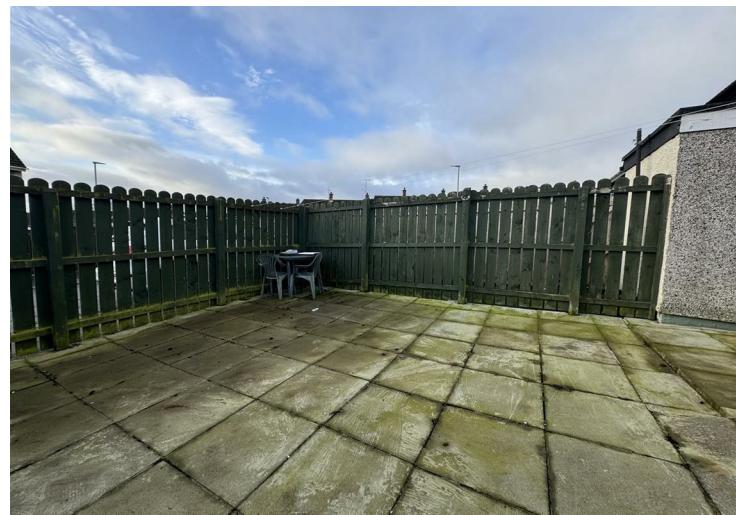
OUTSIDE

Pedestrian gate into fully paved front garden. Paved pathway to front door. Fully enclosed paved yard area to rear. Outside tap. Brick built boiler house. Private driveway. PVC tank. Screened by perimeter fence.

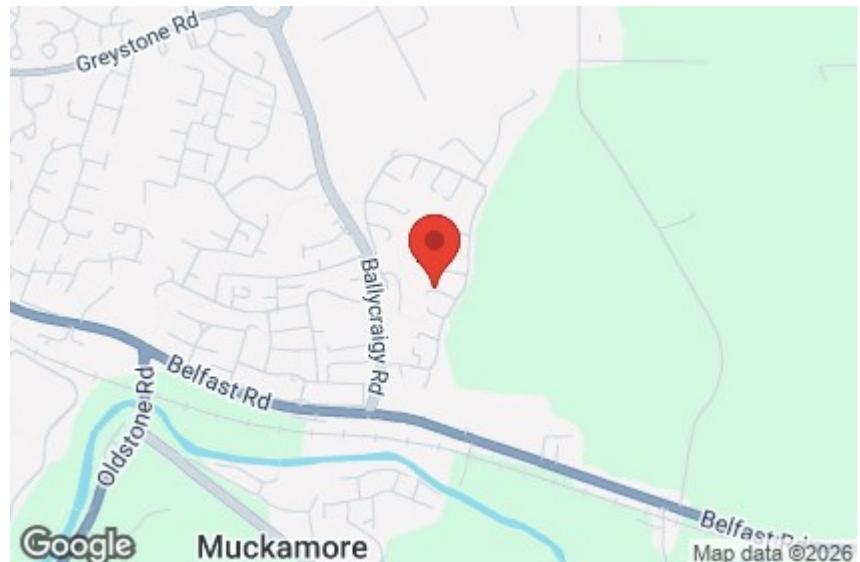
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



Mortgage **IQ**

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageIQ.co.uk

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.