

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.

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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
- Seperate 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;

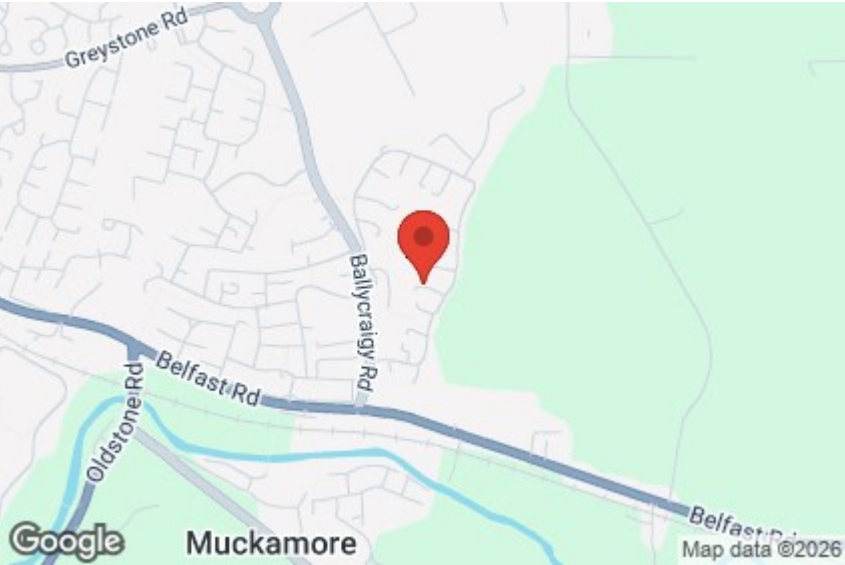
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	52	
(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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