

## 91 Niblock Oaks, Antrim, BT41 2DP



**PRICE Offers Over  
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£170,050**

Nestled within the popular and convenient Niblock Oaks development in Antrim, this impressive four-bedroom mid-townhouse offers spacious and well-proportioned accommodation.

The property comprises a generous lounge, kitchen with informal dining area, utility room and a convenient ground floor WC.

Upstairs, there are four generous bedrooms, including a principal bedroom with ensuite, and a four-piece family bathroom. Externally the property offers two private parking spaces to front and a fully enclosed private garden to rear.

An early viewing is strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor / Ground floor W/C
- Living room 15'3" x 11'4" with open fire with feature pine surround and part pitched cast iron inset
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of light grey "Shaker" style units / Integrated oven, hob, fridge freezer and dishwasher
- Utility Plumbed for washing machine and space for tumble dryer
- First floor landing / Access partially floored loft with drop down ladder
- Four well proportioned bedrooms / Principal with ensuite
- Bathroom with modern white four piece suite to include panel bath and fully enclosed shower cubicle
- PVC double glazed windows / PVC soffits and facia boards / Oil-fired central heating
- Tarmac and gravel side by side parking to front / Fully enclosed and low maintenance garden to rear

## ACCOMMODATION

Asphalt and gravel drive to front with space for up to 4 cars. Outside lighting.

### ENTRANCE HALL

Hardwood door with sidelights to large and welcoming entrance. Staircase to first floor with moulded handrail and turned balustrading. Understairs storage cupboard. Wood laminate flooring. Single radiator.

### LIVING ROOM

**15'3" x 11'4" (4.669 x 3.479)**

Feature open fire with cast iron inset, polished granite hearth and pine surround. Wood laminate flooring. Double radiator. Bevelled glass panelled double doors to;

### KITCHEN WITH INFORMAL DINING

**13'1" x 12'10" (4.008 x 3.912)**

Fully fitted range of light grey 'Shaker' style high and low level kitchen units with complimentary work surfaces and splashback tiling. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliance is to include a four ring halogen hob with stainless steel over pyramid style, overhead extractor fan. Low level combination of oven and grill. Fridge freezer and dishwasher. Wood laminate flooring. Double radiator. PVC double glazed 'French' patio doors to rear.

## UTILITY ROOM

Range of gloss cream, contemporary style, high and low level kitchen units with contrasting work surfaces and bevelled splashback tiling. Single drainer stainless steel sink unit with chrome mixer top. Space for washing machine and tumble dryer. Oil fired boiler. Single radiator. Double glaze hardwood door to rear

## GROUND FLOOR WC

White suite comprising a wall mounted corner wash hand basin with 'monobloc' chrome mixer tap and tiled splashback. Low flush push button in WC. Extractor fan. Single radiator.

## FIRST FLOOR LANDING

Access to partially floored loft with shelving and pull down ladder. Spacious Hot press with integrated shelving and insulated cylinder.

## BEDROOM 1

**13'2" x 9'8" (4.015 x 2.961 )**

Double radiator.

## ENSUITE

Modern white suite comprising a wall to wall enclosed shower with 'Aqua profile' electric shower, fully tiled splashback and partially glazed folding door. Pedestal wash hand basin with 'monobloc' chrome, mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor and tiled skirting. Extractor fan. Single radiator.

## BEDROOM 2

**9'10" x 12'7" (3.020 x 3.837)**

Double radiator.

## BEDROOM 3

**12'6" x 7'9" (3.833 x 2.380)**

Double radiator.

## BEDROOM 4

**9'0" x 6'2" (2.754 x 1.882)**

Single radiator.

## FAMILY BATHROOM

**8'11" x 8'0" (2.742 x 2.439)**

Modern white four piece suite comprising a corner quadrant shower with a 'Triton' electric shower, tiled splashback and partially glazed sliding door. Panel bath with chrome mixer tap and tiled splashback. Pedestal wash hand basin with 'Monobloc' chrome mixer tap and tiled splashback. Low flush push button WC. Fully tiled floor and tiled skirting. Extractor fan. Double radiator.

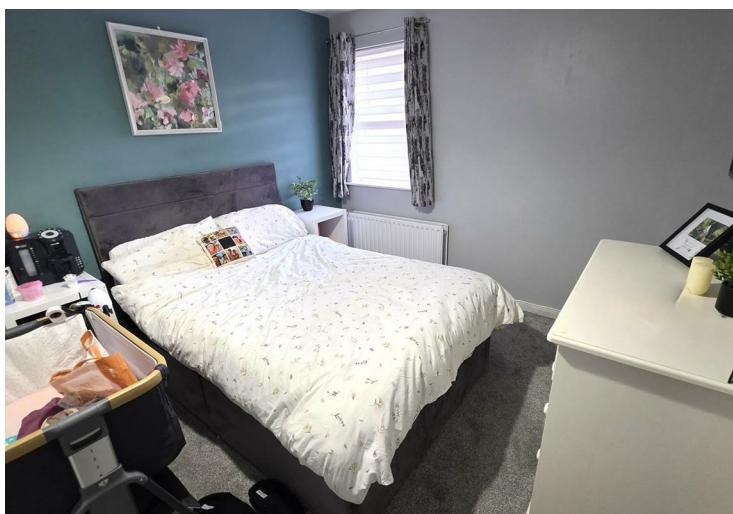
## OUTSIDE REAR

Fully included and fully paved rear garden, with six foot timber fencing and pedestrian gate to front. Excellent sun orientation. Outside tap. Outside lighting.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

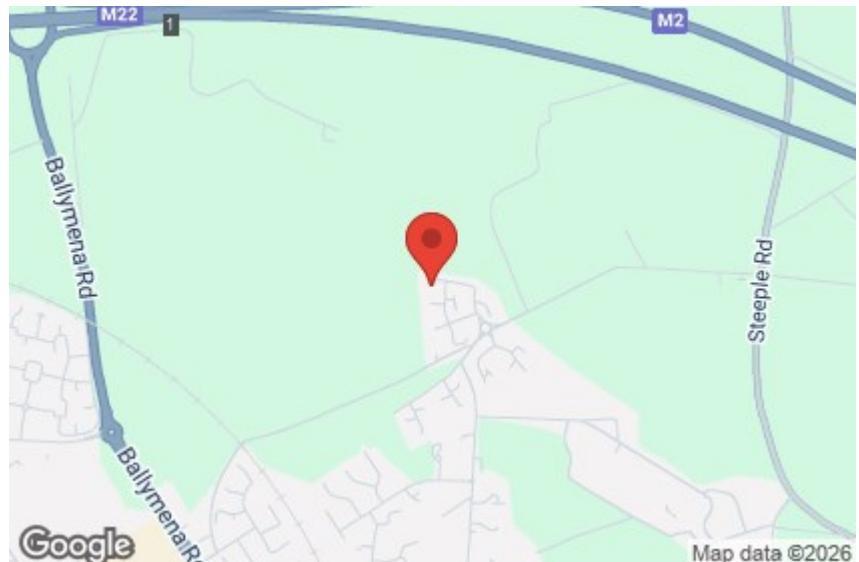
Please also be aware property boundaries are an estimation and are to be confirmed via your solicitor.





## Energy Efficiency Rating

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