

54 Ashgrove, Antrim, BT41 2BL



PRICE Offers Over £119,950

Welcome to this charming mid-terrace house located in the picturesque area of Ashgrove in the ever popular Newpark area. This property boasts a cosy reception room, perfect for relaxing with family and friends. With three bedrooms, there's ample space for a growing family or guests.

A newly installed kitchen provides a perfect space for cooking and entertaining.

The house features a well-maintained bathroom and PVC double glazed windows and external doors, ensuring both comfort and security. Stay warm during the colder months with the efficient oil-fired central heating system.

One of the highlights of this property is the vehicular access to the rear, providing convenient off-street parking for two cars. Additionally, the generous front garden, with its neat lawn, offers a lovely outdoor space to enjoy sunny days or for children to play.

Situated overlooking a large green area, this house provides a peaceful and scenic view, adding to the overall charm of the property. Don't miss the opportunity to make this house your home and enjoy the tranquillity and comfort it has to offer.

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FEATURES

- Entrance hall with staircase to first floor / Understair storage / Ground floor W/C
- Living room 13'8 x 11'7 with glass fronted fire (not in use)
- Recently fitted Kitchen with informal dining area
- Full range of reed green high and low level units / Integrated oven, hob, fridge freezer and dishwasher
- Rear porch with PVC double glazed door and sidelights to rear yard area / Access to large store plumbed for a washing machine 9'1 x 8'2
- First floor landing
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with white suite to include panel bath with thermostatic shower over
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Generous garden to front in neat lawn overlooking large green area / Vehicular access to rear with paved parking for two cars

ACCOMMODATION

PVC double glazed entrance door and sidelights to:

ENTRANCE HALL

Stair case to first floor with painted wooden hand rail. Access to understair storage. Double and single radiators.

GROUND FLOOR W/C

Low flush W/C. Wood strip ceiling.

LIVING ROOM

13'8 x 11'7 (4.17m x 3.53m)

Glass fronted fire (not in use) with brick surround and tiled hearth. Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

11'6 x 9'8 (3.51m x 2.95m)

Full range of reed green 'Shaker' style high and low level kitchen units with complimentary work surfaces and upstands. Single drainer stainless steel sink unit with chrome mixer tap. Bullet lights to the kick stand. Integrated appliances to include a four ring halogen hob with stainless steel pyramid style overhead extractor fan, a low level combination oven and grill. Fridge freezer and dishwasher. Single radiator. Fully tiled floor.

REAR PORCH

PVC double glazed door and side light to rear.

STORE ROOM

9'1 x 8'2 (2.77m x 2.49m)

Oil fired boiler. Power and light. Range of high level cupboards.

FIRST FLOOR LANDING

Access to loft. Hot press with copper cylinder and immersion heater.

BEDROOM 1

11'9 x 9'8 (3.58m x 2.95m)

Door to built-in storage. Double radiator.

BEDROOM 2

11'9 x 8'11 (3.58m x 2.72m)

Door to built-in storage. Single radiator.

BEDROOM 3

8'8 x 8'8 (2.64m x 2.64m)

(max) Single radiator.

BATHROOM

5'10 x 5'2 (1.78m x 1.57m)

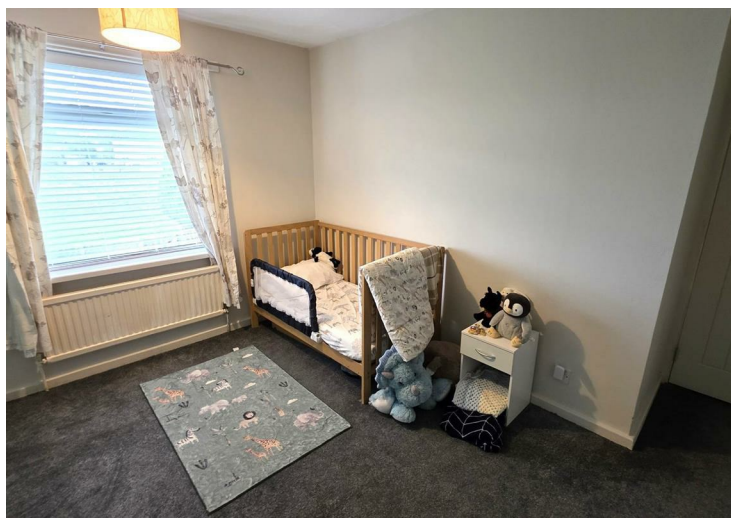
White suite comprising panelled bath with thermostatic shower over. Low flush W/C and pedestal wash hand basin. Tiled effect PVC wall panelling to bath area. Single radiator.

OUTSIDE

Low level timber pedestrian gate and fencing to front with paved pathway and well stocked border. Conifer hedging. Vehicular access to rear with brick paved parking for 2 cars. 6Ft. timber fencing. PVC tank. Security light and outside tap.

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	50	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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