

## 8 Sprucefield, Antrim, County Antrim, BT41 2BH



### PRICE Offers Over £124,950

We are pleased to offer for sale this well-presented three-bedroom end terrace property, offering spacious and well-balanced accommodation ideal for modern family living.

The ground floor comprises a welcoming and spacious entrance hall with staircase to the first floor, leading through to an open-plan living room featuring a recently installed multi-fuel stove and wood laminate flooring. The kitchen includes an informal dining area and is complemented by a separate utility room with space for freestanding appliances, along with a convenient ground floor WC and useful storage cupboard.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from integrated storage. These are served by a modern three-piece bathroom suite, complete with a thermostatically controlled rainfall shower.

Externally, the property enjoys generous gardens to both the front and rear, along with a private driveway. Additional benefits include PVC double glazed windows and external doors, as well as oil-fired central heating.

This property represents a superb opportunity for first-time buyers and young families alike, and early viewing is highly 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

- Spacious entrance hall with staircase to first floor
- Open plan living room with multi fuel stove and feature surround / Wood laminate floor
- Kitchen with informal dining area
- Utility with space for freestanding appliances
- Downstairs WC / Storage cupboard
- Three well proportioned bedrooms to the first floor / Two with integrated storage
- Three piece modern bathroom suite with thermostatically controlled 'rainfall' shower
- PVC double glazed windows and external doors / Oil-fired central heating
- Generous gardens to front and rear / Private driveway
- Superb opportunity for first time buyers and young families alike

## ACCOMMODATION

PVC front door into:-

### ENTRANCE HALL

Stairwell to first floor. Recessed spotlights. Double radiator. Laminate floor. Open plan into:-

### LOUNGE

**13.3 x 11.5 (3.96m.0.91m x 3.35m.1.52m)**

Feature inglenook style fireplace with cast iron wood burning stove and wooden beam mantel. Recessed spotlights. Laminate floor. Double radiator.

### KITCHEN/DINING

**11.49 x 9.7 (3.35m.14.94m x 2.74m.2.13m)**

Equipped with a comprehensive range of high and low level units in dove grey with contrasting work surfaces and upstand. Double drainer stainless steel sink unit with mixer tap. Electric oven with four ring electric hob and stainless steel chimney style extractor fan above. Space for freestanding washing machine and fridge/freezer. Tiled floor. Double radiator.

### DOWNSTAIRS WC

Comprising push button flush w.c.



## REAR PORCH

8 x 5 (2.44m x 1.52m)

Built in shoe storage unit. Tiled floor. PVC double glazed door with side screen onto rear garden. Door into:-

## UTILITY

8.8 x 5 (2.44m.2.44m x 1.52m)

Low level storage units with contrasting work surface. Space for freestanding tumble drier. Housing oil boiler.

## FIRST FLOOR

### LANDING

### BEDROOM 1

11'8 x 9'7 (3.56m x 2.92m)

Built in wardrobes. Built in storage cupboard. Laminate floor. Double radiator.

### BEDROOM 2

11'8 x 11'6 (3.56m x 3.51m)

At widest points. Built in storage. Single radiator.

### BEDROOM 3

8'7 x 8 (2.62m x 2.44m)

Laminate floor. Single radiator.

## BATHROOM

Modern three piece bathroom suite comprising pedestal wash hand basin with mixer tap, push button flush w.c, bath with mixer taps and thermostatically controlled rainfall shower overhead. Chrome towel radiator. PVC wall panelling, Tiled floor. Recessed spotlights.

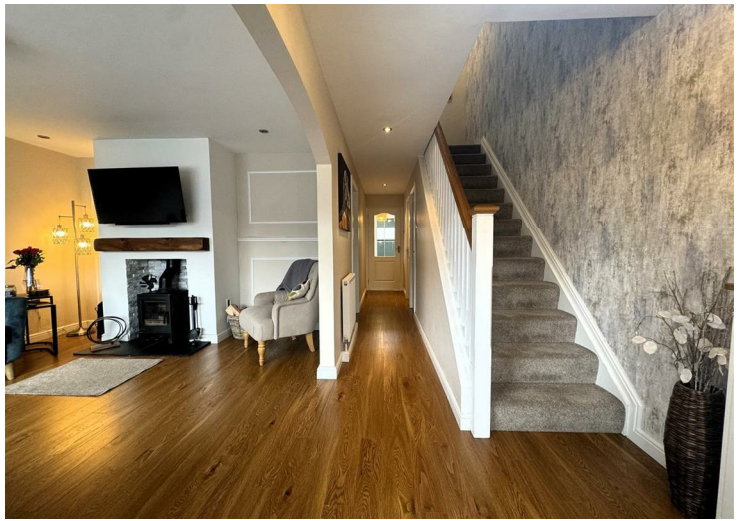
## OUTSIDE

Neat well maintained garden to front with paved patio area and paved walkway leading to front door. Gate to paved walk way leading to rear garden. Paved garden to front with private driveway suitable for one vehicle. Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note that none of the appliances have been tested at this property.

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

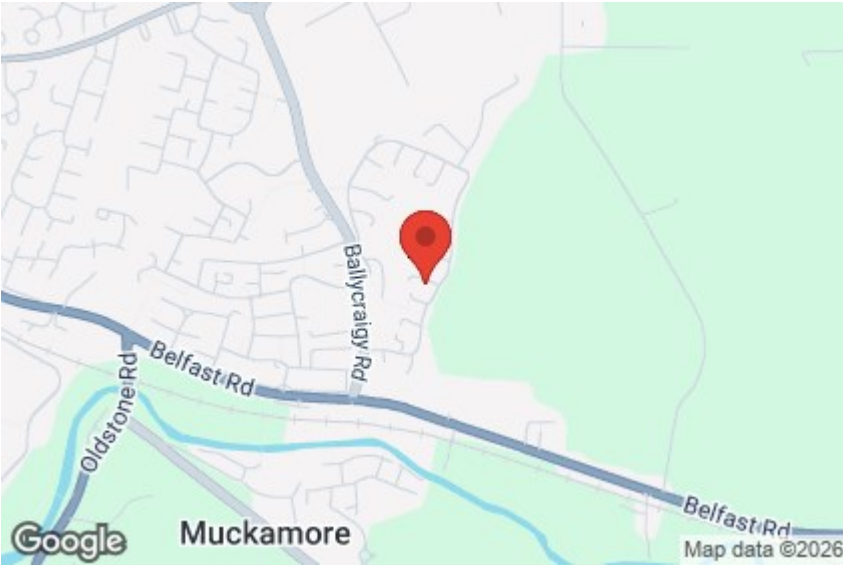






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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

**IQ**  
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.

**PRS** Property  
Redress  
Scheme