

## 5 Birch Hill Park, Antrim, BT41 1DE



### PRICE Offers Over £114,950

We are delighted to offer for sale 5 Birch Hill Park, Antrim.

This is a fantastic opportunity for those looking for a well appointed three bedroom mid terraced house within this much sought after estate close to local schools, amenities and transport facilities.

This lovely home offers a spacious kitchen with breakfast bar style return, family lounge, three well-proportioned bedrooms, all of which come with built-in wardrobes providing plenty of storage space and a modern family bathroom. The property is further enhanced by the PVC double glazed windows and external doors, oil fired central heating and private front and rear low maintenance gardens.

Likely to appeal to a wide range of potential purchasers. Early viewing strongly recommended.

5 Birch Hill Park, Antrim.

We are acting in the sale of the above property and have received an offer of £114,950 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

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12 Church Street  
BT41 4BA  
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BT36 5EU  
Tel: (028) 9083 0803



## FEATURES

- Open aspect to the front
- Entrance hall with staircase to first floor
- Kitchen with breakfast bar style return
- Spacious lounge
- First floor landing
- Three well proportioned bedrooms all with built in storage
- Modern 3 piece family bathroom
- Low maintenance and private rear garden
- PVC double glazed windows and external doors / Oil fired central heating
- Chain free / Excellent opportunity for first time buyers and investors alike

## ACCOMMODATION

### OUTSIDE FRONT

Paved garden to front screened by perimeter wall.

### GROUND FLOOR

PVC front door into:-

### ENTRANCE HALL

Stairwell to first floor.

### LIVING ROOM

14'4 x 14 (4.37m x 4.27m)

At widest points. Laminate floor. Double radiator.

### KITCHEN/DINING

17'3 x 10'x1 (5.26m x 3.05mx0.30m)

At widest points. Equipped with a comprehensive range of high and low level units with contrasting work surfaces. Complimentary wall tiling. Double drainer stainless steel sink unit with mixer tap. Space for free standing washing machine and cooker. Concealed overhead extractor fan above. Breakfast bar style return for casual dining. Built in storage cupboard. Double radiator. PVC back door onto rear garden.

### FIRST FLOOR

### LANDING

**BEDROOM 1**

11'8 x 9'10 (3.56m x 3.00m)

Laminate floor. Built in storage cupboard. Double radiator.

**BEDROOM 2**

10'8 x 10'5 (3.25m x 3.18m)

Laminate floor. Built in storage cupboard. Double radiator.

**BEDROOM 3**

8'8 x 8'2 (2.64m x 2.49m)

Laminate floor. Built in storage cupboard. Double radiator.

**FAMILY BATHROOM**

Three piece bathroom comprising push button w.c, pedestal wash hand basin with mixer tap and panel bath with mixer tap. PVC wall panelling. PVC ceiling. Tiled floor. Double radiator.

**OUTSIDE REAR**

Fully paved rear garden. Built brick boiler house with storage. Screened by perimeter wall. Cast iron privacy gates. Outside tap. PVC oil tank.

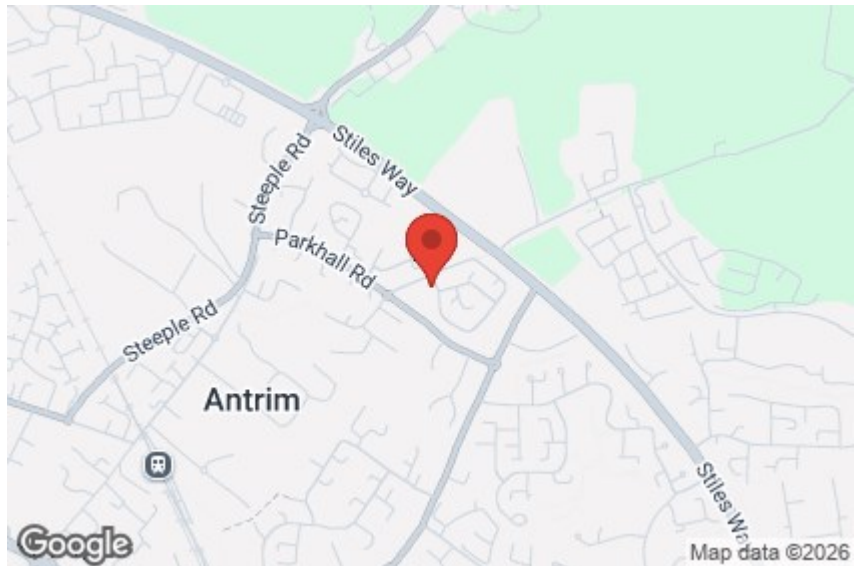
**IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

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





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		<b>56</b>	<b>64</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



**Mortgage IQ**

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