

2 Hawthornden, Antrim, BT41 2BD



PRICE Offers Over £64,950

This is an excellent opportunity for First Time Buyers and Investors alike to purchase a well presented, chain free one bedroom ground floor flat on the outskirts of Newpark and over looking wooded countryside. Benefiting from PVC double glazed windows and gas fired central heating, this property is the perfect starting point for any young person or would be investor.

Early viewing strongly recommended.

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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

- One bedroom ground floor flat
- Entrance hall with access to storage cupboard / Separate cloaks cupboard / Additional cupboard with gas combi boiler
- Living room 15'5" x 9'9" with imitation fire in 'Inglenook'
- Kitchen with full range of beech effect high and low level units
- Bedroom 12'5" x 9'5" with door to built-in wardrobe
- Bathroom with white suite to include panel bath and push button low flush W/C
- Double glazed windows / Gas fired central heating
- Communal, fully paved yard area to rear
- Ideally suited for first time buyer and investor alike

ACCOMMODATION

Paved pathway with outside lighting leading to;

ENTRANCE HALL

PVC double glazed door to entrance hall with fully tiled flooring. Storage cupboard with combi gas boiler. Additional storage cupboard and cloaks cupboard. Single radiator.

KITCHEN

9'9" x 7'11" (2.984 x 2.437)

Full range of beech effect, high and low level kitchen units with contrasting work surfaces and complimentary bevelled splashback tiling. Integrated wine rack. Display cabinets. Single drainer stainless steel sink unit with chrome mixer tap. Space for cooker. Space for fridge freezer and washing machine. Wood laminate flooring. Single radiator.

LIVING ROOM

15'5" x 9'9" (at max) (4.700 x 2.983 (at max))

Feature 'Inglenook' with electric imitation glass fronted log burning stove. TV points and broadband points. Double radiator.

BEDROOM

12'5" x 9'5" (3.794 x 2.884)

Integrated storage cupboard. Single radiator.

BATHROOM

6'2" x 6'0" (at max) (1.901 x 1.840 (at max))

White, suite comprising a panel path with mains shower over and partially glazed screen. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. PVC panelled walls. Single radiator.

OUTSIDE

Timber pedestrian get to fully paved communal rear yard with access for bin storage.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

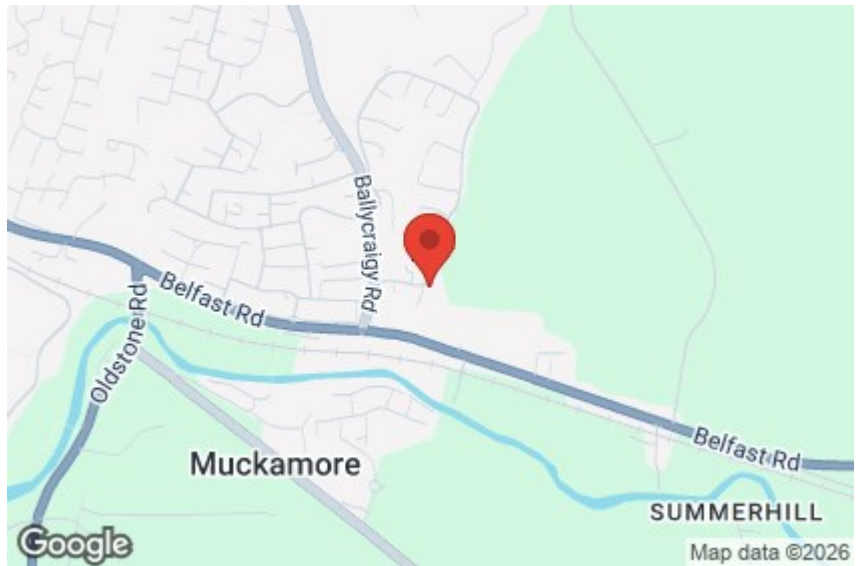
Please note, none of the service or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	63
(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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