

## 122 Raceview, Muckamore, Antrim, BT41 4QB



### PRICE Offers Over £99,950

This is an incredibly rare opportunity to purchase a two storey former mill workers property in sought after Raceview occupying a semi-rural location close to Antrim town and Muckamore where most amenities and transport facilities are readily accessible. Benefitting from PVC double glazed windows and external doors, oil-fired central heating and Country style kitchen units and bathroom suite, this deceptively spacious property offers those with a desire to live outside the local estates to have all the benefits of the proximity to Antrim town while experiencing nature on your doorstep.

Only on full internal inspection can one begin to appreciate the potential of this superb home.

Early viewing strongly recommended.

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## FEATURES

- Entrance with PVC double glazed door
- Generous living room 18'4" x 8'11" with feature fireplace
- Kitchen with a range of painted country style kitchen units
- Integrated four ring hob and combination oven/grill / Space for fridge freezer and washing machine
- First floor landing
- Two well proportioned bedrooms
- White bathroom to include panel bath with shower over
- PVC double glazed windows and external doors / Oil-fired central heating
- Private drive to front with space for up to three cars
- Excellent opportunity for first time buyers and investors alike

## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed door to entrance with wood laminate flooring. Staircase to first floor with moulded, handrail and turned balustrading. Single radiator.

### LIVING ROOM

18'4" x 8'11" (5.613 x 2.737)

Feature open fire with cast iron inset, decorative iron and decorative wooden surround and slate effect tiled hearth. Wood laminate flooring. Understairs storage. Single radiator.

### KITCHEN WITH INFORMAL DINING

12'11" x 10'3" (3.960 x 3.142)

Full range of country style painted high and low level kitchen units with contrasting work surfaces and splashback tiling. Integrated Four ring ceramic hob with hooded overhead extractor fan. Low level combination oven and grill. Space for fridge freezer and washing machine. Fully tiled flooring. Double radiator. PVC double glazed door to rear.

## FIRST FLOOR LANDING

Access to loft.

## BEDROOM 1

13'0" x 10'2" (3.987 x 3.109)

Wood laminate flooring. Integrated bedroom storage. Wash hand basin with storage unit below. Complimentary work surface and tiled splashback. Double radiator.

## BEDROOM 2

11'1" x 8'11" (3.390 x 2.719)

Integrated bedroom storage. Wood laminate flooring. Double radiator.

## BATHROOM

5'9" x 9'2" (at max) (1.774 x 2.810 (at max))

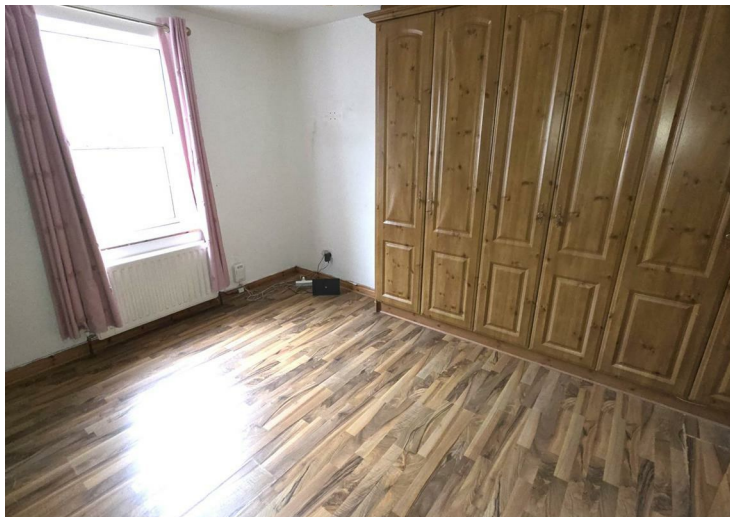
White suite comprising a panel bath with chrome mixer tap and 'Mira Jump' electric shower with partially glazed screen and fully tiled splashback. Pedestal wash hand basin with stainless steel hot and cold taps. Low flush WC. Tunnel skylight. Fully tiled floor and partially tiled walls. Hot press with insulated copper cylinder and shelving. Single radiator.

## OUTSIDE

Yard to front with off street parking for up to 3 cars. Concrete yard area to rear with PVC oil tank, oil fired boiler house and timber pedestrian gate to rear.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(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	



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