

18 Steeple Green, Antrim, BT41 1BP



**PRICE Offers Over
£174,950**

This is a superb opportunity to purchase a large three bedroom semi-detached house with garage occupying a large site with excellent sun orientation and privacy in this sought after residential location on the outskirts of Antrim town yet within easy access of all local amenities to include Antrim Area Hospital, the M2 motorway, bus and train station and two secondary schools. Immaculately dated, the property may be in need of some modernisation but still boasts Gas-fired central heating and double glazed windows and external doors, a ground floor WC and three generous bedrooms to the first floor.

Outside, the large private rear garden is likely to appeal to both those with an interest in gardening and young families who appreciate the benefits of outdoor space.

Only on full internal inspection can one begin to appreciate the true potential of this generously proportioned semi-detached house.

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

- Entrance hall with staircase to first floor leading to:
- Ground floor WC / Plumbed for washing machine
- Living room with feature fire open to informal dining with sliding double glazed door to rear garden
- Kitchen with full range of 'Country' style high and low level units
- Space for cooker and low level fridge freezer / Additional integrated larder cupboard and high and low level storage
- First floor landing with integrated ladder access to loft
- Three well proportioned bedrooms / Two with integrated storage
- Bathroom with white suite to include panel bath and shower over
- Fully enclosed garden to rear offering superb privacy / Garage
- PVC double glazed windows and external doors / PVC fascia and soffits / Gas-fired central heating

ACCOMMODATION

OUTSIDE FRONT

Substantial side drive with space for four cars. Neat lawn with mixed stone bedding. Steps with cast iron railing to;

ENTRANCE HALL

PVC double glazed door with sidelight to entrance hall. Staircase to first floor with handrail. Single radiator.

GROUND FLOOR WC

White suite comprising a pedestal wash hand basin with 'Monobloc' chrome mixer tap. A low flush push button WC. 'Worcester' Gas boiler. Plumbed for washing machine.

LOUNGE

16'11" x 14'3" (5.158 x 4.366)

Feature electric fireplace with with brick surround. Double radiator. Open to

INFORMAL DINING

10'1" x 9'4" (3.075 x 2.852)

PVC sliding patio doors to the rear. Double radiator.

KITCHEN

9'5" x 8'10" (2.895 x 2.699)

Full range of country style high and low level kitchen units with complimentary work surfaces and splashback tiling. Over counter lighting. Single drainer stainless steel sink unit with chrome mixer tap. Space for cooker plumbed for gas, low level fridge and freezer. Larder cupboard for shelving. Additional high and low level integrated storage. Double radiator. PVC double glazed door to the rear.

FIRST FLOOR LANDING

Access to loft with drop down ladder. Linen cupboard with insulated copper cylinder and shelving.

BEDROOM 1

12'4" x 11'2" (3.774 x 3.404)

Large Integrated bedroom storage with closing rails. Single radiator.

BEDROOM 2

14'3" x 11'6" (at max) (4.367 x 3.527 (at max))

Integrated bedroom storage with clothing rails. Single radiator.

BEDROOM 3

9'5" x 8'9" (2.876 x 2.675)

Single radiator.

BATHROOM

6'3" x 5'11" (1.908 x 1.818)

White suite comprising a panel with with mounted shower over and stainless steel hot and cold taps. Pedestal wash hand basin with stainless steel 'Victorian' style hot and cold taps. Low flush WC. Partially tiled walls. Single radiator.

OUTSIDE REAR

Fully enclosed rear garden offering superb privacy with mature hedging, neat lawn and specimen trees to rear. Paved patio and mixed stone bedding. Outside lighting. Service door to;

GARAGE

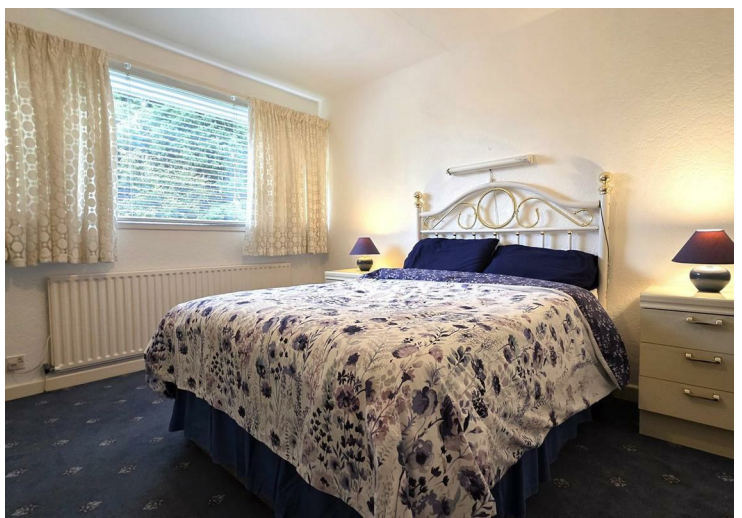
17'6" x 8'11" (5.353 x 2.743)

Up and over door.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

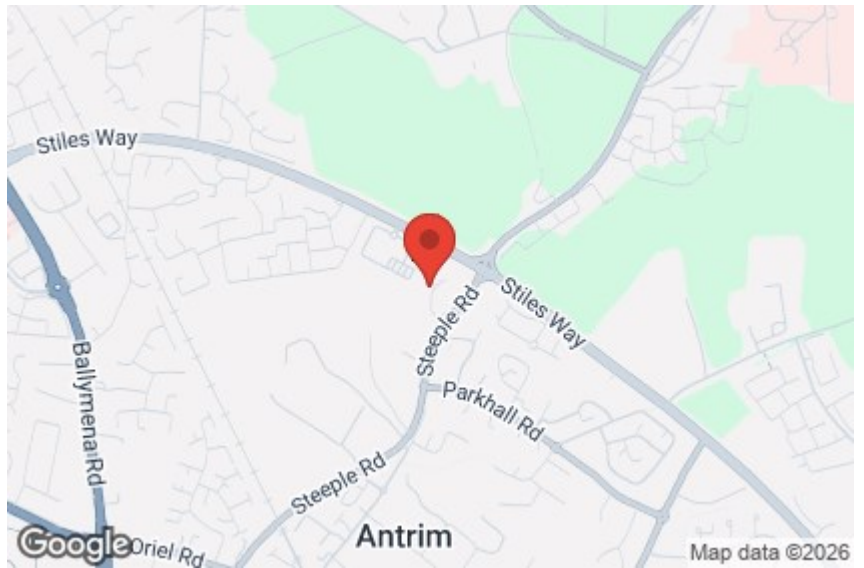
Please note, none of the services or appliances have been tested at this property.

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) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(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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