

121 Raceview, Muckamore, Antrim, BT41 4QB



**PRICE Offers Over
£109,950**

This is an excellent opportunity for the first time buyer and investor alike to purchase a well presented two bedroom mid terraced former mill workers house and garage situated within a sought after residential property on the outskirts of Antrim town yet within easy access of all local amenities. Benefiting from modern high gloss high and low level kitchen units with integrated oven and hob together with white bathroom suite and electric shower over the bath, this property is ready for someone to move into and make their own.

Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Hardwood entrance door to Entrance Foyer with stable style door to;
- Open plan Living room 18'5 x 12'3 (max) with open tread staircase to first floor
- Kitchen with modern range of cream coloured high gloss high and low level units
- Integrated oven and hob / Open to;
- Storage room 9'11 x 7'3 with wood laminate floor / Access to;
- Additional storage with oil-fired boiler / Plumbed for washing machine
- First floor landing / Two bedrooms
- Bathroom with white suite to include electric shower over the bath
- Oil-fired central heating / Semi-detached garage 28'11 x 11'6 with rear door to;
- Mostly paved private garden with feature stone wall and river beyond

ACCOMMODATION

Hard wood entrance door with double glazed and leaded port light to;

ENTRANCE FOYER

Wood laminate floor. Meter cupboard. Hard wood stable door with double glazed and leaded glass portlight to;

OPEN PLAN LIVINGROOM

18'5 x 12'3 (5.61m x 3.73m)

(max) Hole in the wall fire with inset solid fuel stove and polished granite hearth. Wooden mantle over. Open tread staircase to first floor. Open to understairs storage. 2No. double radiators. Open archway to;

KITCHEN

8'9 x 6'1 (2.67m x 1.85m)

Full range of cream coloured high gloss high and low level units with contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Integrated 4 ring halogen hob with stainless steel pyramid style over-head extractor fan. Low level combination oven and grill. Plumbed for dish washer. Space for fridge freezer. Wood laminate floor. Hard wood door to rear with glazed inset. Open to;

STORAGE ROOM

9'11 x 7'3 (3.02m x 2.21m)

Wood laminate floor. Double radiator. Door to;

BOILER HOUSE

Oil-fired central heating. Plumbed for washing machine.

FIRST FLOOR LANDING

Access to attic.

BEDROOM 1

12'5 x 9'8 (3.78m x 2.95m)

(max) Single radiator.

BEDROOM 2

9'6 x 7 (2.90m x 2.13m)

Single radiator.

BATHROOM

8'10 x 6'3 (2.69m x 1.91m)

White suite comprising panel bath with feature mixer taps and "Redring" electric shower over. Wash hand basin with feature taps and tiled splash back. Low flush W/C. Fully tiled floor. Part tiled wall to bath area. Chrome heated towel rail.

OUTSIDE

Wrought iron railings and gate to front paved forecourt. Concrete yard area to rear with timber pedestrian gate to rear service access. Outside tap.

SEMI-DETACHED GARAGE

28'11 x 11'6 (8.81m x 3.51m)

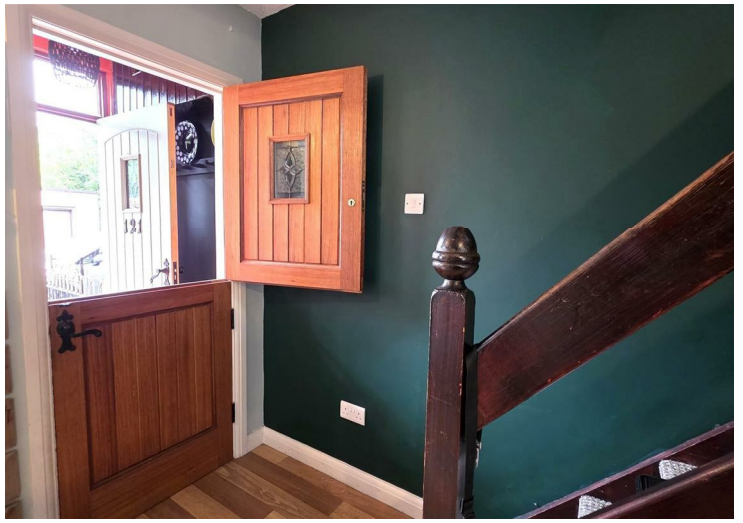
Up and over door. Power and light. Modern condenser boiler in yard & the double walled oil tank now in the alley. Service door to;

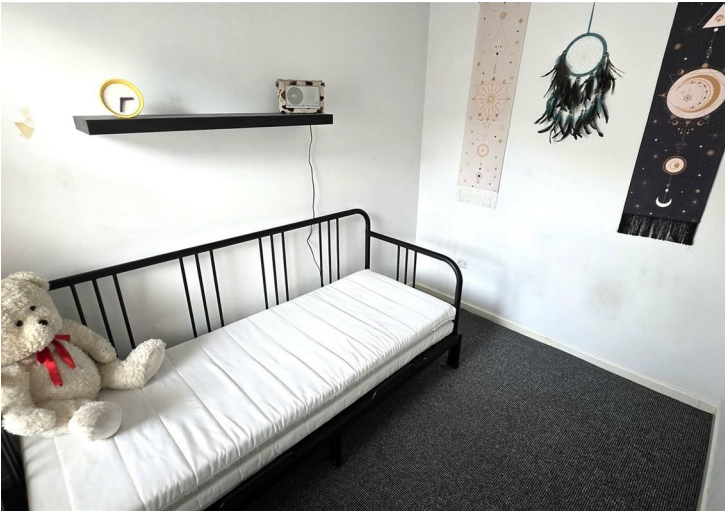
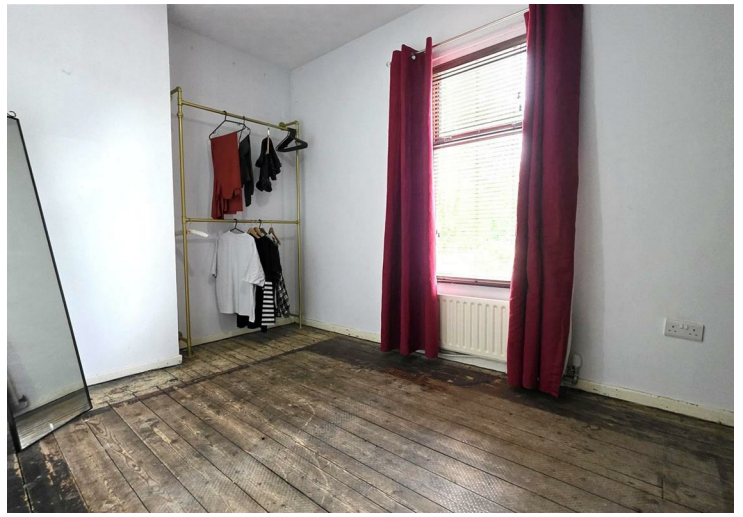
Fully enclosed and mostly paved garden area. 6 ft. timber fencing. Stone wall with river beyond.

IMPORTANT NOTE TO ALL POTENTIAL

PURCHASERS;

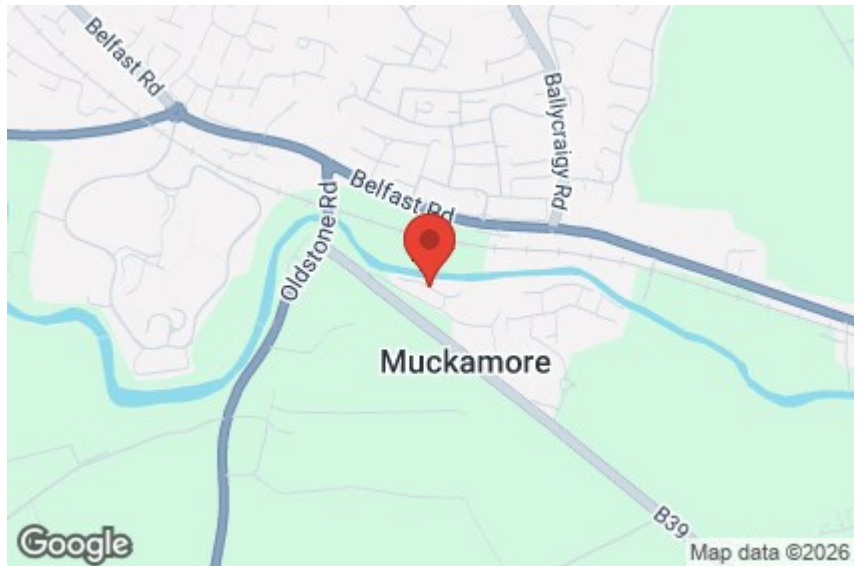
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| Northern Ireland | EU Directive 2002/91/EC | |



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