

3 Alexandra Park, Muckamore, Antrim, County Antrim, BT41 4RD



PRICE Offers Over £154,950

This is an excellent opportunity to purchase a well appointed four bedroom end townhouse with integral garage and ensuite shower room to the master bedroom all occupying a generous site in this sought after residential development on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities.

Approached via a tarmac driveway with off-street parking for two cars together with access to the integral garage, the property is finished to a high standard throughout and boasts a ground floor W/C, PVC double glazed windows and French doors to the rear patio and private garden together with oil-fired central heating. In addition to an open aspect to the front, the property also benefits from superb sun orientation with views over the field to the rear.

Early viewing strongly recommended.

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FEATURES

- Entrance hall with staircase to first floor / Ground floor W/C
- Living room with open fire and feature oak surround / Archway to;
- Kitchen with informal dining / PVC double glazed French doors to rear
- Full range of alder effect "Shaker" style high and low level units / Integrated oven, hob and fridge
- Access to Integral Garage with Utility area
- First floor landing / Access to loft via fold out wooden ladder
- Four well proportioned bedrooms / Master with ensuite shower room
- Family bathroom with modern white suite to include panel bath with shower attachment
- PVC double glazed windows and French doors / Oil-fired central heating / Tarmac driveway with off street parking for two cars
- Fully enclosed and private garden to rear with excellent sun orientation

ACCOMMODATION

Hardwood 6 panel entrance door with double glazed sidelights to:-

ENTRANCE HALL

Staircase to first floor with pine moulded hand rail and turned balustrade. Access to understairs storage. Single radiator.

GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Extractor fan. Single radiator.

LIVING ROOM

14'3" x 10'3" (4.34m x 3.12m)

Open fire with feature oak surround and part polished cast iron inset. Slate tiled hearth. Double radiator. Open archway to:-

KITCHEN WITH INFORMAL DINING AREA

17'1" x 9'9" (5.21m x 2.97m)

Full range of alder effect "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. One and quarter bowl single drainer stainless steel sink unit with mixer taps. Over window pelmet with low voltage down lights. Integrated 4 ring halogen hob with stainless steel pyramid style overhead extractor fan. Low level combination oven and grill. Integrated fridge. Part tiled walls to work surfaces. Fully tiled floors to kitchen area. Two double radiators. PVC double glazed French doors to rear.

INTEGRAL GARAGE

20'1" x 10'5" (6.12m x 3.18m)

Roller shutter door. Power and light. Oil fired boiler. Plumbed for washing machine and space for dryer. Hardwood double glazed door to rear.

FIRST FLOOR LANDING

Hot press with pressurised water tank. Shelving above. Access to attic via wooden fold out ladder.

BEDROOM 1

14'4" x 10'5" (4.37m x 3.18m)

Double radiator.

EN SUITE

10'4" x 5'3" (3.15m x 1.60m)

Modern white suite comprising push button low flush W/C and moulded wash hand basin in vanity unit with "monobloc" mixer tap and storage below. Fully tiled corner quadrant shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled walls and floor. Decorative border. Single radiator.

BEDROOM 2

12'6" x 10'3" (3.81m x 3.12m)

Single radiator.

BEDROOM 3

11'6" x 10'4" (3.51m x 3.15m)

Single radiator.

BEDROOM 4

6'5" x 6'3" (1.96m x 1.91m)

Single radiator.

BATHROOM

6'4" x 5'6" (1.93m x 1.68m)

Modern white suite comprising panelled bath with feature mixer taps and shower attachment. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer tap. Fully tiled walls with decorative border. Fully tiled floor. Single radiator.

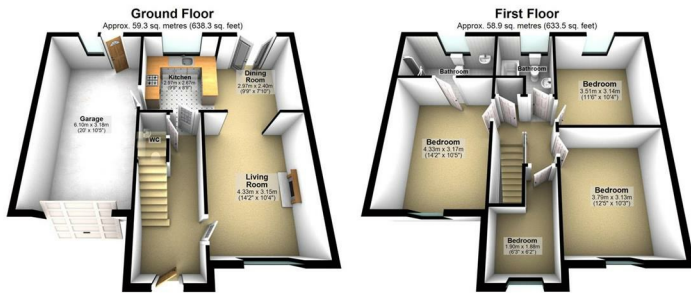
OUTSIDE

Garden in front in neat lawn with tegula brick sweeping pathway to front. Tarmac drive with off street parking for 2 plus cars. Access to integral garage. Yorkstone flagged pathway to side. Timber pedestrian gate to fully enclosed garden at rear in substantial flagged patio area with drainage channel and tegula brick edging to rear garden fully top soiled and sewn out. 6Ft. timber fencing. PVC tank. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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



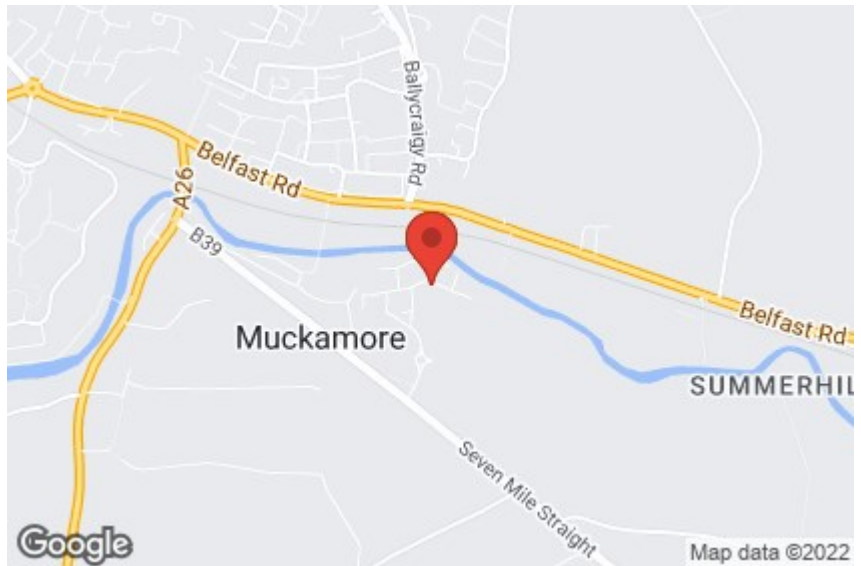


Photography and Floor plans by housefyri.co.uk #ifyourentwallpropertymarketing Plan produced using PlanUp.



Energy Efficiency Rating

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