

## 3 Burnview, Randalstown, Antrim, BT41 3RX



### PRICE Offers Over £184,950

This is an incredibly rare opportunity to purchase an affordable three bedroom detached house with two ground floor bedrooms and bathroom plus a large integral garage. This deceptively spacious property sits comfortably on a mature site with easy access to Randalstown town centre and local medical practice. Internally this property benefits from a large family kitchen and dining area. For those who need additional accommodation, the fixed staircase to the first floor allows access to bedroom three and gives potential for conversion for a fourth bedroom in the loft area which measures 24'4 x 14'1 (subject to necessary approvals) ensuring this property would suit those with a growing family. Only on full internal inspection can one begin to appreciate the potential of this well appointed property. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with access to staircase to first floor
- Mature site with parking for up to three cars
- Lounge 12'5" x 15'8" with open fire
- Large family kitchen with informal dining area 22'0" x 14'0" / Full range of high and low level units / Integrated oven and hob
- Three well proportioned bedrooms / One with range of built-in wardrobes
- First floor landing
- Floored attics with potential to conversion (subject to approvals)
- Oil-fired central heating
- Integrated Garage
- Enclosed garden to rear with good sun orientation

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor. Double Radiator

### LIVING ROOM

12'5" x 15'8" (at max) (3.804 x 4.791 (at max))

Spacious living room. Tiled fire place with cast iron inset. Double radiator.

### GROUND FLOOR BEDROOM 1

12'3" x 12'3" (3.734 x 3.734)

Double Radiator

### GROUND FLOOR BEDROOM 2

10'8" x 12'3" (3.275 x 3.734)

Single Radiator

### BATHROOM

8'3" x 6'0" (2.522 x 1.848)

Modern white three piece suite comprising low flush push button W/C. Sink unit with chrome mixer taps and storage below, plus a Panel bath with 'Triton' Thermostatic shower unit featuring tiled splashback to ceiling. Extractor fan.

### **KITCHEN/INFORMAL DINING AREA**

22'0" x 14'0" (at max) (6.717 x 4.270 (at max))

Spacious light oak kitchen featuring a range of high and low level units with complimentary worktops and splashback tiling. Breakfast bar area with low level units and over hang providing seating for 3 plus people. Single drainer stainless steel sink unit with mixer tap. Integrated low level oven/grill and 4 ring ceramic hob. Space for dishwasher and tumble-dryer. Space for 'American' style fridge freezer. Generous dining area with space for family table. Double radiator and single radiator.

### **INTEGRATED GARAGE**

10'9" x 19'3" (3.302 x 5.884)

Up and over door. Power and light. Oil-fired boiler. Access to Gable side.

### **FIRST FLOOR LANDING**

Access to large floored loft area.

### **BEDROOM 3**

14'3" x 12'2" (4.368m x 3.732)

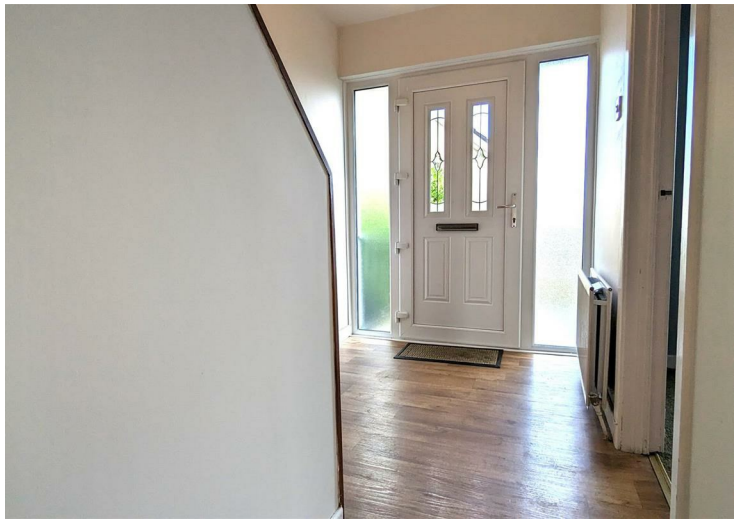
Single Radiator

### **OUTSIDE**

Drive to front with parking for up to 3 cars. 6ft timber gate entrance to side with access to garage and paved pathway to enclosed rear garden with fantastic sun orientation. PVC oil tank.. Outside tap and light.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;**

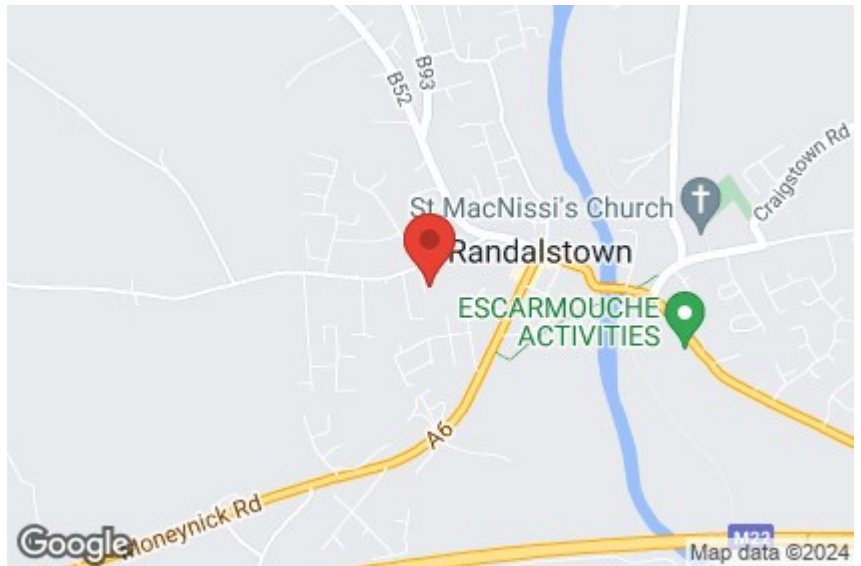
Please note, none of the services or appliances have been tested at this property.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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