

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)

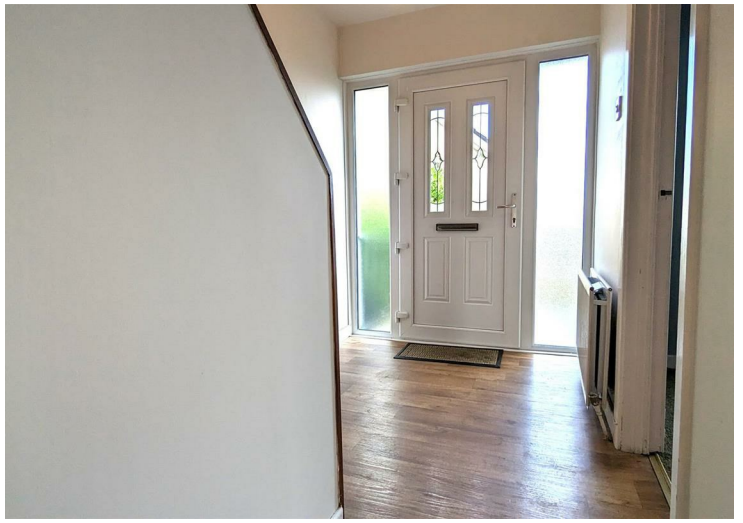
Single Radiator

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.

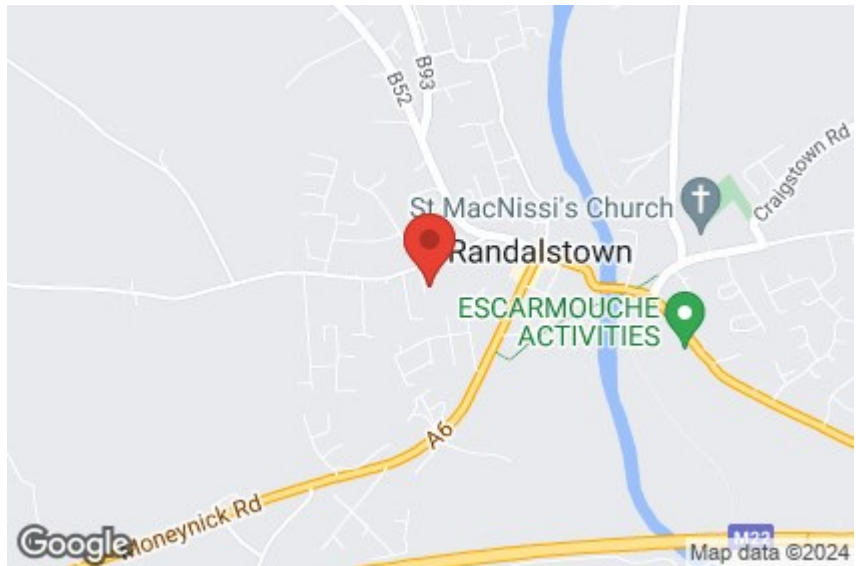
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D		52	
(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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