

## 103 Donore Crescent, Antrim, BT41 1HZ



### PRICE Offers Over £79,950

We are delighted to offer the opportunity to purchase deceptively spacious mid terraced house which occupies a prime location within an ever popular residential development and in close proximity to main commuter networks, public transport routes and local amenities. This well presented property benefits from three generous bedrooms and bathroom. Spacious lounge with feature fireplace and fully fitted kitchen encompassing open plan space to an informal dining area. With the dwelling further boasting oil fired central heating, south facing garden to rear and on street parking to the front, we recommend full internal viewing so one can fully appreciate the extent of this well appointed property.

**>Sales >New Homes >Commercial >Rentals >Mortgages**

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
- Living room 17'5" x 9'5" with built in storage
- Kitchen with informal dining area / Full range of high and low level units
- Space for washing machine and cooker
- First floor landing with generous storage
- Three well proportioned bedrooms
- Bathroom with white suite
- PVC Soffits and Facias / Oil fired central heating
- Paved garden to rear with excellent sun orientation
- Off street parking and enclosed garden to front / Brick store

## ACCOMMODATION

### ENTRANCE HALL

Fully tiled floor. Understairs storage. Double radiator. 15 glass panel door too:

### KITCHEN/INFORMAL DINING AREA

17'3" x 10'1" (5.261 x 3.079)

Full range of high and low level units with complimentary worktops and splashback tiling. Space for cooker, washing machine and fridge freezer. Stainless steel single drainer sink unit with hot and cold taps. Double radiator.

### LIVING ROOM

17'5" x 9'5" (5.319 x 2.872)

Wood laminate flooring. Double radiator.

### FIRST FLOOR LANDING

Access to loft. Hot press. Generous storage cupboard.



**BEDROOM 1**

11'8" x 10'1" (3.560 x 3.095)

Built in storage cupboard. Single radiator.

**BEDROOM 2**

11'8" x 9'7" (at max) (3.559 x 2.93 (at max))

Single radiator.

**BEDROOM 3**

10'6" x 6'7" (3.209 x 2.011)

Single radiator.

**BATHROOM**

6'9" x 3'6" (2.077 x 1.074)

White suite comprising wood panelled bath with chrome mixer taps and detachable shower head. Low flush push button W/C. Pedestal wash hand basin with chrome mixer tap. Fully tiled walls. Double radiator.

**OUTSIDE**

Fully paved and enclosed rear garden with excellent sun orientation. 6ft timber fencing with pedestrian gate. PVC oil tank. Brick built boiler house with relatively new Grant oil condensing boiler fitted Aug 2021. PVC soffits and fascias.

**IMPORATNT NOTE TO ALL POTENTIAL PURCHASERS;**

Please note that none of the services or appliances have been tested at the property

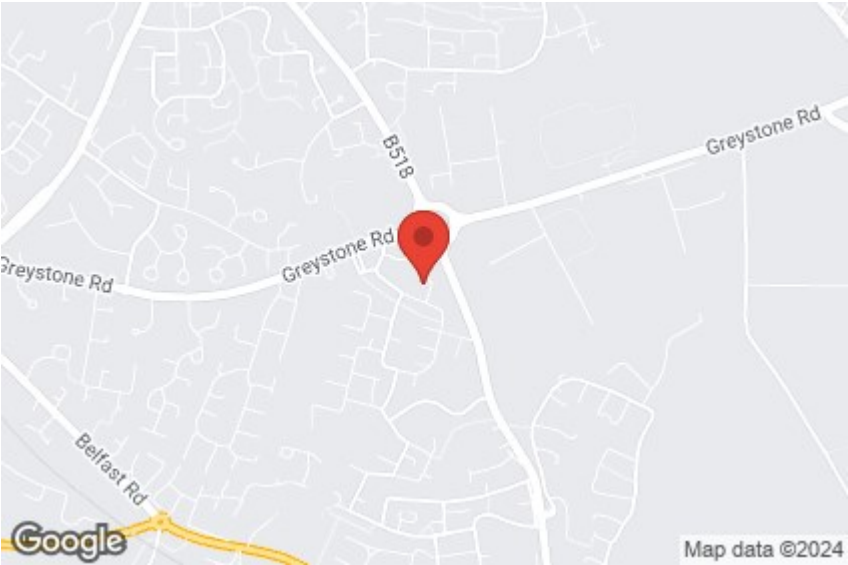






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA  
T: 028 9417 0000  
E: antrim@mortgageiq.co.uk

IQ

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.