

27 Birch Hill Park, Antrim, BT41 1DE



PRICE Offers Over £94,950

This is a superb opportunity for those looking for a well appointed three bedroom mid terraced house occupying an superb position and with excellent privacy to the rear.

Well maintained throughout, the property benefits from a fully tiled entrance porch, PVC double glazed windows and oil-fired central heating together with modern 'shaker' style kitchen units with integrated hob and low level combination oven and grill.

This property boasts low maintenance gardens to the front and rear together with PVC windows, fascia and soffits.

Likely to appeal to a wide range of potential purchasers. Early viewing strongly recommended.

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FEATURES

- Entrance porch with fully tiled floor.
- Entrance hall with staircase to first floor
- Living room with electric 'coal effect' fire.
- Kitchen with informal dining area / Full range of 'shaker' style low level units
- First floor landing
- Three well proportioned bedrooms all with built-in storage
- Bathroom with enclosed shower unit
- Low maintenance fully enclosed garden to the front and rear
- PVC fascia and soffits
- Excellent opportunity for investors, first time buyers and families alike

ACCOMMODATION

ENTRANCE PORCH

PVC wood effect door to fully tiled entrance porch.

ENTRANCE HALL

Staircase to first floor with handrail. Semi solid wood flooring. Single radiator.

LIVING ROOM

14'4" x 14'4" (at max) (4.390 x 4.370 (at max))

Feature electric fireplace with tiled hearth and brick surround. Semi solid wood flooring. Double radiator.

KITCHEN / INFORMAL DINING

12'0" x 10'1" (3.664 x 3.079)

Full range of low level White 'Shaker' style kitchen units with complimentary worktops. Single drainer stainless steel sink unit with chrome mixer tap. Low level integrated combination oven/grill. Four ring halogen hob with stainless steel splashback and stainless steel pyramid style over head extractor fan. Space for washing machine and tumble dryer. Large integrated larder storage cupboard. Single radiator.

REAR HALL

Space for fridge freezer. Electric meter cupboard. Single radiator. PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to loft. Hot press with shelved storage.

BEDROOM 1

10'8" x 10'6" (3.272 x 3.211)

Integrated storage cupboard. Single radiator.

BEDROOM 2

11'8" x 9'0" (3.576 x 2.759)

Integrated storage cupboard. Single radiator.

BEDROOM 3

8'2" x 8'1" (2.498 x 2.485)

Integrated storage cupboard. Double radiator.

BATHROOM

6'5" x 5'6" (1.970 x 1.680)

Cream suite comprising low flush W/C. Pedestal wash hand basin with gold 'Victorian' style hot and cold taps. Enclosed corner shower with 'Mira Sport' thermostatic shower. Sully tiled walls. Single radiator.

OUTSIDE

Fully enclosed and paved front garden with iron gates to access and mature hedging boarder.

Fully enclosed rear garden offering fantastic privacy.

Bordered with mature hedging and part 6ft timber fencing. 6Ft timber pedestrian gate for bin access. Brick built boiler house offering additional storage.

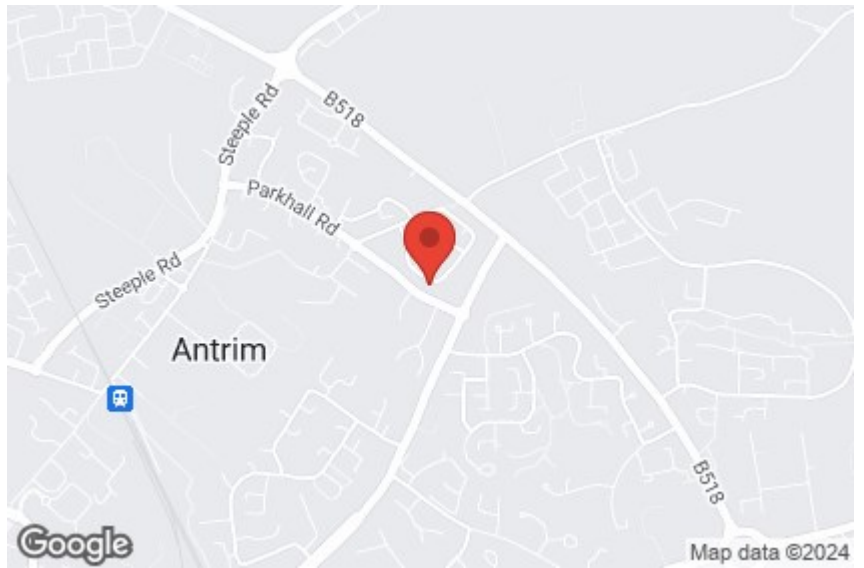
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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			
(55-68) D		57	63
(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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