

54 Greenview Avenue, Antrim, BT41 4EH



PRICE Offers Over £99,950

This is a superb opportunity to purchase a three bedroom end terraced house occupying a prime position within this sought after residential location overlooking a pleasant green area. Finished to a good standard but in need of some upgrading works, this property is ideally suited to the First Time Buyer and Investor alike. With the benefit of a walk through entry to the rear doubling up as extra storage and utility, this property also boasts three well proportioned bedrooms, all with wood laminate floors and master extending over the entry.

Only on full internal inspection can one begin to appreciate the potential of this well appointed property. Early viewing strongly recommended.

>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 with wood laminate floor / Staircase to First Floor
- Living room 15'1 x 10'8 with open fire and feature surround / Wood laminate floor / Open archway to;
- Kitchen with full range of maple effect high and low level units / Integrated oven, hob, fridge and freezer
- Chinese slate floor / Access to hotpress
- First floor landing
- Three bedrooms / All with wood laminate floors / Bedroom 1 with built-in storage
- Bathroom with modern white suite to include panel bath with thermostatic shower over
- Oil-fired central heating
- Enclosed side entry with access to rear / Shelving and plumbed for washing machine
- Fully enclosed garden to rear in neat lawn and paved patio

ACCOMMODATION

Covered open entrance. Part glazed door to alley way. Single glazed door and side lights to:

ENTRANCE HALL

Wood laminate floor. Single radiator. Stair case to first floor.

LIVING ROOM

15'1 x 10'8 (4.60m x 3.25m)

Open fire with feature wooden and tiled surround. Electric coal effect inset. Wood laminate floor. Two single radiators. Open archway to:

KITCHEN

9'3 x 8'6 (2.82m x 2.59m)

Full range of maple effect high and low level units with long chrome handles and glazed corner display cabinet. Contrasting work surfaces. Four ring halogen hob with stainless steel pyramid style over head extractor. Low level oven and grill. Belfast bar. Open archway to:

CONTINUATION OF KITCHEN

8'5 x 6'2 (2.57m x 1.88m)

Continuation of kitchen with maple low level unit and contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbed for washing machine. Part tiled walls to work surfaces. Chinese slate floor. Double radiator. Part glazed door to rear alley. Hot press with copper cylinder and "Willis" immersion heater.

FIRST FLOOR LANDING

BEDROOM 1

9'1 x 8' (2.77m x 2.44m)

(max) Door to over stair storage. Wood laminate floor. Single radiator.

BEDROOM 2

12'1 x 7'8 (3.68m x 2.34m)

Wood laminate floor. Double radiator.

BEDROOM 3

11'6 x 9'7 (3.51m x 2.92m)

Wood laminate floor. Single radiator.

BATHROOM

6' x 5'7 (1.83m x 1.70m)

Modern white suite comprising panelled bath with mixer taps and thermostatic shower unit. Glazed screen. Low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Fully tiled walls with decorative border. Wood strip ceiling. Single radiator.

FROM FRONT

Enclosed entry with shelving and work surfaces. Plumbed for washing machine. Door to:

REAR HALL

Part glazed door to kitchen. Part glazed door to;

OUTSIDE

Large enclosed garden to rear in neat lawn and paved patio. 5Ft. timber fencing and pedestrian gate to rear. Crazy paved pathway. PVC oil tank. Wooden oil-fired boiler house. Timber pedestrian gate to front. Coal bunker. Pink stone display and rock feature to front. Concrete pathway.

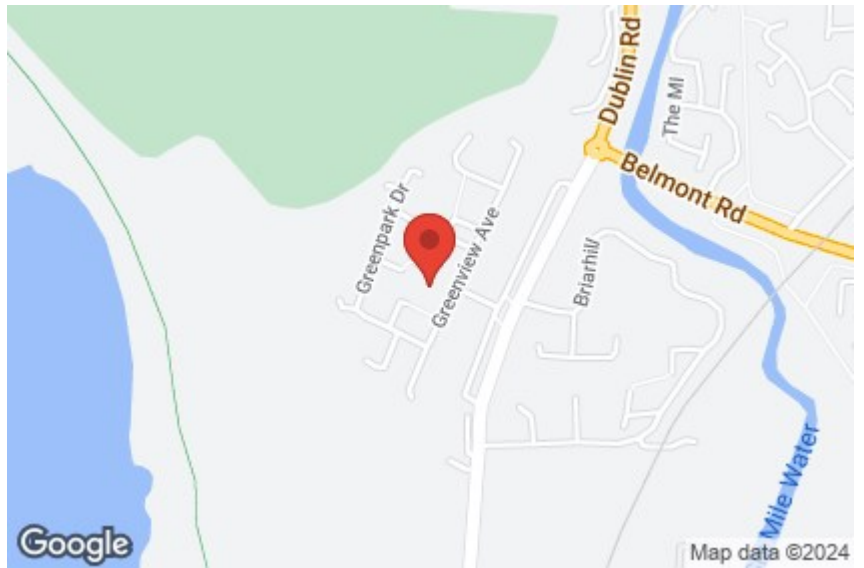
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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			
(39-54) E		44	59
(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.

