

24 Oriel Road, Antrim, BT41 4HP**PRICE Offers Over £139,950**

This is an exceptionally rare opportunity to purchase a three bedroom semi-detached house occupying a generous site in this sought after residential location close to Antrim town centre and within easy access of Antrim Health Centre, Tesco's, Antrim Primary School and the bus and train stations for those who need to commute to Belfast or the North West.

Benefiting from PVC double glazed windows and oil-fired central heating and a large enclosed rear garden this property is likely to appeal to a wide range of discerning purchasers, especially those who would like the opportunity to further extend or reconfigure to create a luxury home ideal for all family needs. Only on full internal inspection can one begin to appreciate the potential and opportunity afforded by this semi-detached home.

Early viewing strongly recommended.

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BT36 5EU
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FEATURES

- Entrance hall with PVC double glazed door to Inner Hall
- Living room 10'3" x 10'4" with feature fireplace
- Dining Room 10'5" x 10'1"
- Kitchen with Full range of oak effect high and low level "Shaker" style units
- Integrated halogen hob / Low level combination oven/grill / Space for fridge freezer
- Ground floor shower room with enclosed shower unit
- Three well proportioned bedrooms
- White PVC double glazed windows / Oil-fired central heating
- Enclosed parking to the front with space for two cars
- Large garden to the rear with brick built boiler house plumbed for washing machine

ACCOMMODATION

ENTRANCE HALL

PVC double glazed door with side lights to entrance hall with wood laminate floor. Stair case to first floor Double radiator. Leading to:

LIVING ROOM

10'3" x 10'4" (3.146 x 3.171)

Wood laminate floor. Feature fireplace with cast iron inset and granite hearth with decorative surround. Single radiator.

GROUND FLOOR SHOWER ROOM

White suite comprising low flush WC and pedestal wash hand basin with chrome "Victorian" style hot and cold tap. Enclosed shower unit with "Triton" thermostatic shower. Fully tiled walls to shower and partially tiled walls to rest. Single radiator.

DINING ROOM

10'5" x 10'1" (3.197 x 3.095)

Wood laminate floor. Feature fireplace with tiled hearth and surround. Double radiator.

KITCHEN

13'4" x 5'11" (4.072 x 1.809)

Full range of oak effect high and low level "Shaker" style units with contrasting work tops and splash back tiling. Single drainer stainless steel sink unit with chrome mixer taps. Integrated four ring halogen hob with concealed over head extractor fan and integrated low level combination oven and grill.

FIRST FLOOR LANDING

Access to loft shelved. Storage cupboard.

BEDROOM 1

15'9" x 10'5" (4.804 x 3.187)

Wood laminate flooring. Double radiator.

BEDROOM 2

10'7" x 9'11" (3.234 x 3.048)

Wood laminate flooring. Double radiator.

BEDROOM 3

13'7" x 6'4" (4.145 x 1.951)

Wood laminate flooring. Integrated storage cupboard. Single radiator.

OUTSIDE FRONT

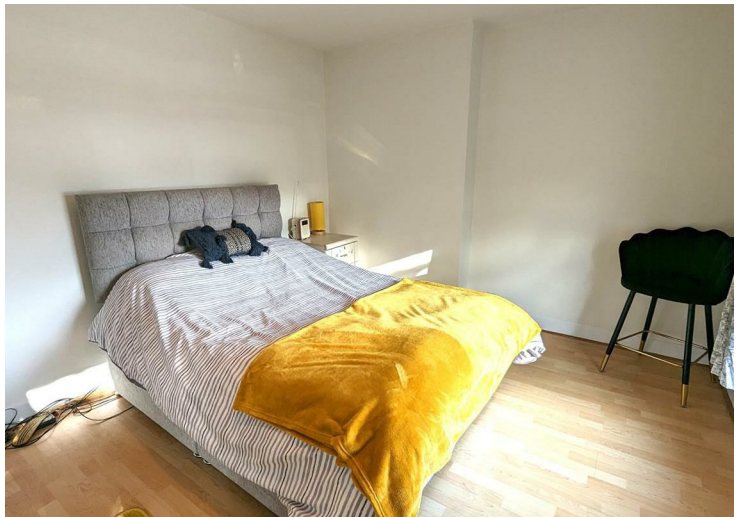
Enclosed driveway to front with space for up to three cars. PVC double glazed windows and external doors.

OUTSIDE REAR

Large fully enclosed rear garden with mature hedging surround. Brick built boiler house plumbed for washing machine and space for tumble dryer. 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		
(55-68) D		53
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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