

## 9 Spire Way, Toomebridge, Antrim, County Antrim, BT41 3GB



### PRICE Offers Over £159,950

This is an excellent opportunity to purchase a beautifully presented three bedroom semi-detached house occupying a superb position within this sought after residential development just over 2 miles from the new A6 extension of the M2 motorway and 2.6 miles from the centre of Toome village where all local amenities and transport facilities are readily accessible. Finished to a very high standard both inside and out this well appointed property benefits from a recently fitted kitchen in light grey woodgrain effect high and low level units together with existing ensuite to the master bedroom and large detached garage 23'2 x 11'10 ( to include utility and separate W/C). With open aspect to the front and rear, this property benefits from good sun orientation and privacy making this an ideal home for those with a young family.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor
- Living Room 15'4 x 11'5 with open fire and solid wood floor.
- Kitchen with informal dining area / Full range of light grey wood grain effect high and low level units
- First floor landing
- Three bedrooms / Master with ensuite shower room
- Bathroom with modern white suite to include panel bath and separate shower cubicle
- Oil fired Central Heating / PVC double glazed windows
- Gardens to front and rear in neat lawn
- Tarmac drive with side by side parking for 2 cars / Additional parking to side and rear
- Access to detached garage with utility room and separate W/C

## ACCOMMODATION

Pitched and tiled entrance porch. Hard wood entrance door with diamond shaped port light and side lights to:

### ENTRANCE HALL

Fully tiled floor. Single radiator. Stair case to first floor with moulded hand rail and turned balustrade. Under stair storage.

### LIVING ROOM

**15'4 x 11'5 (4.67m x 3.48m)**

Open fire with reclaimed brick surround and slate tiled hearth. Boxed seating with storage below. Solid wood flooring. Double radiator.

### KITCHEN WITH INFORMAL DINING AREA

**17'8 x 11'9 (5.38m x 3.58m)**

Full range of light grey wood grain effect high and low level units with short chrome handles and contrasting "butchers block" effect work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for range style cooker with glass and black coloured stainless steel over head extractor. Space for cooker. Plumbed for dish washer. "Metro" style part tiled walls to work surfaces. Fully tiled floor. Low voltage down lights. Wall mounted TV point. Mostly glazed door to entrance hall. Hard wood double glazed door to rear. Double radiator.

## FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and "Willis" type immersion heater. Shelving above.

## BEDROOM 1

14'1 x 9'6 (4.29m x 2.90m)

Single radiator.

## ENSUITE

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with tiled effect PVC splash back. PVC panelled shower cubicle with "Mira" electric shower unit and pivot and slide cubicle doors. Extractor fan. Single radiator.

## BEDROOM 2

9'9 x 9'1 (2.97m x 2.77m)

Single radiator.

## BEDROOM 3

10' x 7'10 (3.05m x 2.39m)

Over stair storage. Single radiator.

## BATHROOM

8'2 x 6'3 (2.49m x 1.91m)

Modern white suite comprising panelled bath with polished chrome antique style mixer taps with telephone hand shower. Push button low flush W/C and moulded wash hand basin in vanity unit with mixer taps and double doors to storage below. Distressed wood effect fully tiled corner quadrant shower cubicle with electric shower unit and sliding cubicle door. Complimentary distressed wood effect fully tiled floor. Wall light point. Extractor. Half tiled walls. Single radiator.

## OUTSIDE

Garden to front in neat lawn. Stoned area and tarmac drive with side by side parking for 2 cars. Additional parking to side with timber vehicular gate to enclosed parking at rear. Garden in neat lawn. Timber fencing. Outside light. PVC oil tank.

## DETACHED GARAGE

23'2 x 11'10 (7.06m x 3.61m)

(to include utility and W/C). Roller shutter door. Oil-fired boiler. Power and light.

## UTILITY

8'1 x 5' (2.46m x 1.52m)

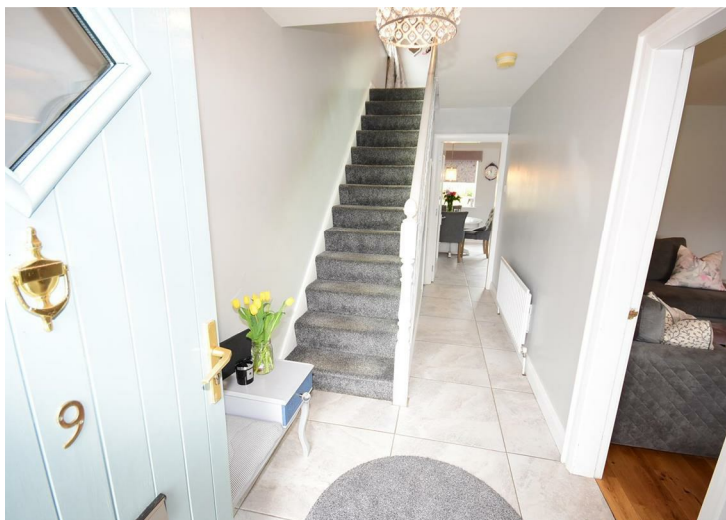
Low level units. Space for dryer. Plumbed for washing machine.

## SEPARATE WC

Low flush W/C and wash hand basin.

## 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>	EU Directive 2002/91/EC		



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