

105 Caulside Park, Antrim, BT41 2DT



PRICE Offers Over £94,950

This is an excellent opportunity to purchase a three bedroom end terraced house in this sought after residential area occupying an elevated position with outlook over surrounding countryside to the rear.

Benefiting from PVC double glazed windows and external doors together with recently installed gas fired central heating, this property is ideally suited to the First Time Buyer and Investor alike.

Early viewing strongly recommended.

PLEASE NOTE, THIS PROPERTY IS NOT PART OF AN ONWARD CHAIN.

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FEATURES

- Entrance hall with access to walk-in store plumbed for washing machine / Access to understairs storage
- Living room 17'5" x 11'7" with cast iron and brick surround / Open views to countryside
- Kitchen with full range of high and low level units;
- Informal Dining
- Three well proportioned bedrooms / Two with integrated storage
- Bathroom with white suite to include panel bath
- Separate W/C with low flush W/C
- PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits
- Fully enclosed and mostly paved front garden
- Fully enclosed rear garden with excellent sun orientation and open aspect views to the country estate

ACCOMMODATION

ENTRANCE HALL

PVC double glazed door to front entrance with large storage room plumbed for washing machine and space for tumble dryer. Under stairs storage cupboard.

KITCHEN INTO INFORMAL DINING

17'5" x 9'5" (5.325 x 2.895)

Full range of high and low level wood effect kitchen units with contrasting work tops. Single drainer stainless steel sink unit with stainless steel hot and cold tap. Integrated four ring gas hob and mid level combination oven and grill. Integrated microwave oven and space for fridge freezer. Single radiator.

LIVING ROOM

17'5" x 11'7" (5.332 x 3.533)

Feature fire place with cast iron and brick surround and cast iron hearth. Double radiator.

REAR HALL

PVC double glazed door to rear. Stair case to first floor with two hand rails.

FIRST FLOOR LANDING

Access to loft. Single radiator. Storage cupboard with gas combi boiler.

BEDROOM 1

11'9" x 9'1" (3.601 x 2.786)

Integrated storage cupboard. Single radiator.

BEDROOM 2

11'7" x 9'9" (3.547 x 2.975)

Integrated storage cupboard plus one above stairs storage. Single radiator.

BEDROOM 3

8'10" x 8'0" (2.695 x 2.445)

Single radiator.

SEPARATE WC

Low flush WC.

BATHROOM

6'7" x 5'6" (2.016 x 1.695)

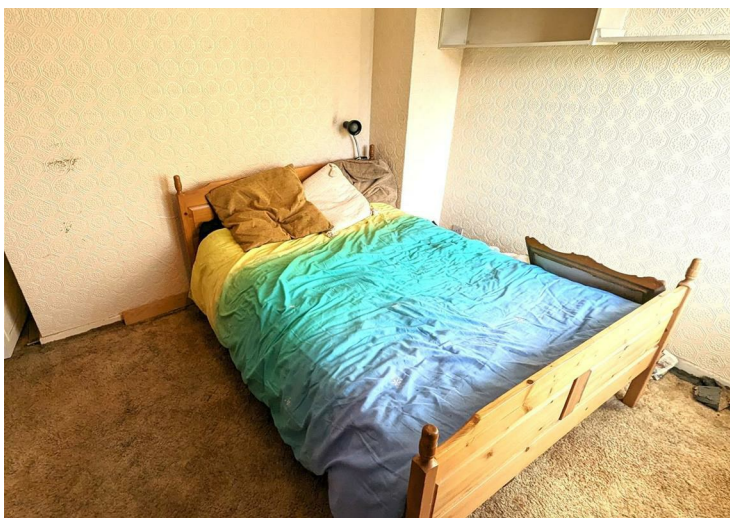
White suite comprising panel bath with stainless steel hot and cold taps. Wash hand basin with stainless steel hot and cold taps. Fully tiled walls to the majority. Single radiator.

OUTSIDE

Fully enclosed mostly paved front garden with 4 Ft timber fencing rising to 6 Ft and double iron gates. Fully enclosed rear garden with 4 Ft timber fencing rising to 6 Ft to one side offering. Excellent sun orientation and privacy with open aspect views towards wooded areas along with agricultural fields. Paved patio. Outside light.

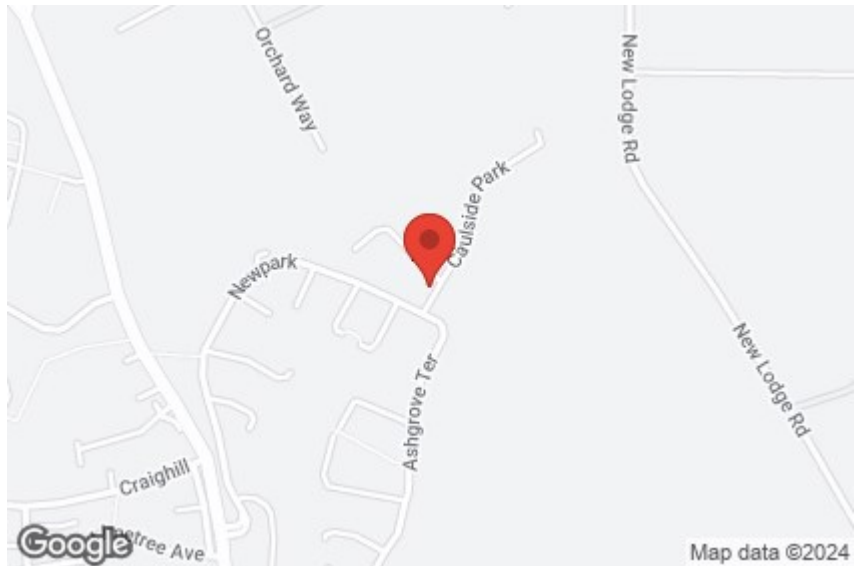
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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 | 65 | 71 |
| (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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