

75 Niblock Oaks, Antrim, BT41 2DP



Asking Price £150,000

This is an excellent opportunity to purchase a deceptively spacious three bedroom semi-detached house occupying a good position within this residential development on the outskirts of Antrim town and boasting superb sun orientation. Priced to reflect the need for some minor improvements this property is likely to appeal to both first time buyers, young families and investors alike.

Early viewing strongly recommended.

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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
- Ground floor W/C
- Living room 15'4 x 11'5 with open fire and feature surround / Walnut coloured wood laminate floor / Glazed double doors to;
- Kitchen with informal dining / Full range of "beech" effect units / Integrated fridge, freezer and dishwasher
- Utility room with matching "beech" effect units
- First floor landing
- Three well proportioned bedrooms / Master with ensuite shower room (plumbed for wash hand basin)
- Bathroom with white suite to include panel bath and fully tiled corner quadrant shower cubicle
- PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Enclosed, mostly paved garden to rear / Excellent sun orientation

ACCOMMODATION

Hard wood four panel door with double glazed side lights to:

ENTRANCE HALL

Wood laminate floor. Stair case to first floor with pine moulded hand rail and turned balustrading. Single radiator.

GROUND FLOOR WC

Modern white suite comprising push button low flush W/C and wall mounted corner wash hand basin with mixer taps. Feature part tiled walls. Fully tiled floor. Extractor fan. Single radiator.

LIVING ROOM

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

Open fire with wooden surround and part polished cast iron inset. Polished granite hearth. Walnut coloured wood laminate floor. Double radiator. 10 pane bevelled glass French doors to:

KITCHEN INTO INFORMAL DINING

13'2 x 12'10 (4.01m x 3.91m)

Full range of "Beech" effect high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated fridge, freezer and dish washer. Space for hob and under oven. Stainless steel pyramid style over head extractor fan. Part tiled walls to work surfaces. Walnut effect wood laminate floor. PVC double glazed French doors to rear. Double radiator.

UTILITY

8'11 x 5'1 (2.72m x 1.55m)

Range of matching "Beech" effect high and low level units with short chrome handles and contrasting work surfaces. Single drainer stainless steel sink unit with mixer taps. Plumbed for washing machine. Space for dryer. Oil-fired boiler. Tiled splash back. Fully tiled floor. Single radiator. Hard wood double glazed door to rear.

FIRST FLOOR LANDING

Hot press with insulated copper cylinder and immersion heater.

BEDROOM 1

13'3 x 10'6 (4.04m x 3.20m)

(max) Wood laminate floor. Double radiator.

ENSUITE

Modern white suite comprising push button low flush W/C. Plumbed for wash hand basin. Shower cubicle with "Heatstore" electric shower unit and sliding cubicle doors. Extractor fan. Single radiator.

BEDROOM 2

12'7 x 10'5 (3.84m x 3.18m)

Wood laminate floor. Double radiator.

BEDROOM 3

9'10 x 7'6 (3.00m x 2.29m)

(max) Wood laminate floor. Single radiator.

BATHROOM

8'11 x 7'7 (2.72m x 2.31m)

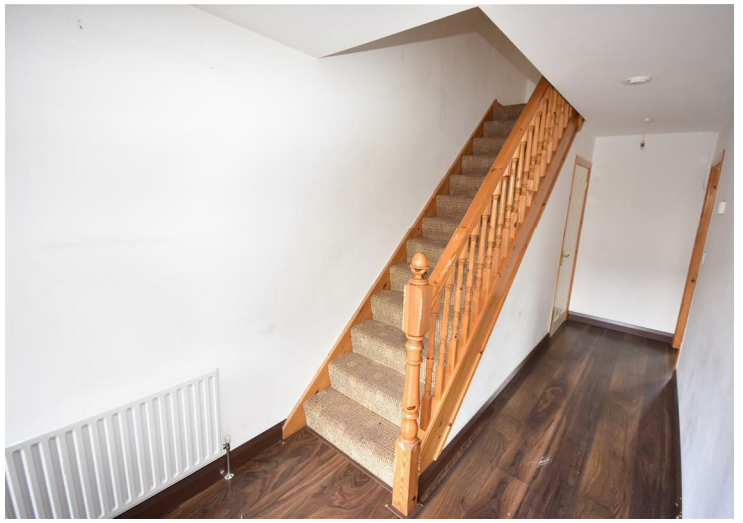
White suite comprising push button low flush W/C and panelled bath with mixer taps and tiled splash back. Fully tiled corner quadrant shower cubicle with "Heatstore" electric shower unit and sliding cubicle doors. Plumbed for wash hand basin missing. Extractor fan. Double radiator.

OUTSIDE

Communal tarmac parking to front. Pink stone display. Shared tarmac pathway to side. Timber pedestrian gate to: Fully enclosed and mostly paved rear garden with small timber decked area to rear doors . 6Ft. timber fencing. PVC tank. Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

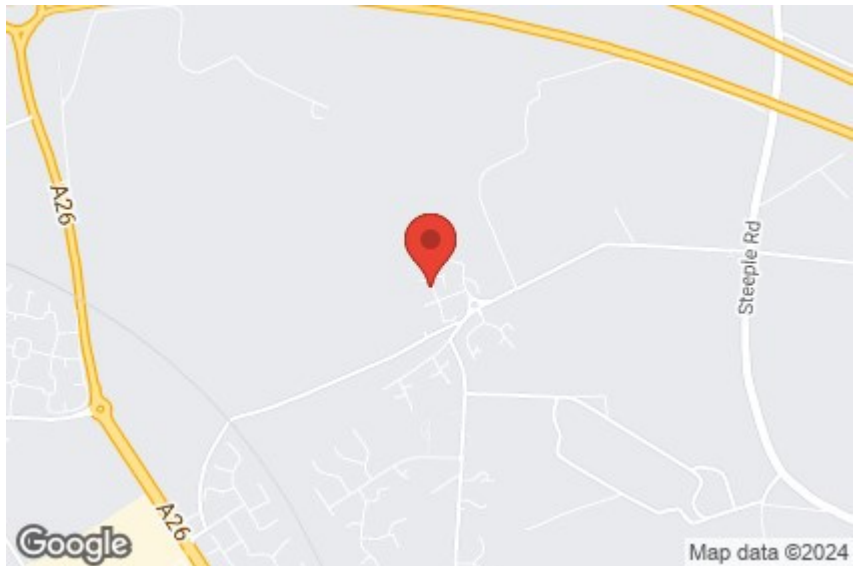
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	



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