

90 Tobergill Gardens, Antrim, County Antrim, BT41 1AR**PRICE Offers Over £97,950**

This is an excellent opportunity for the investor and first time buyer alike to purchase a well proportioned end terraced house occupying a prominent position within this popular residential estate. Benefiting from gas fired central heating and PVC double glazed windows together with Beech "Shaker" style kitchen units with integrated oven, hob, fridge and freezer and modern white bathroom suite with electric shower over, this property is also ideally suited to those who need close proximity to local secondary schools including Antrim Grammar and Parkhall Integrated or the bus and train station which are all only a short walk away.

Early viewing strongly recommended.

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FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room 14'3 x 14' with feature fireplace
- Kitchen with informal dining area
- Full range of high and low level Beech "Shaker" style units / Integrated oven, hob, fridge and freezer
- First floor landing / Access to loft
- Three well proportioned bedrooms / All with built-in storage
- Bathroom with white suite to include panel bath with electric shower over
- Gas fired central heating / PVC double glazed windows
- Garden to front in decorative pink stone / Fully paved and enclosed yard area to rear
- Ideal opportunity for first time buyers and investors alike / Close proximity to local schools and bus and train station

ACCOMMODATION

Pitched and tiled canopy. Hardwood part glazed door to;

ENTRANCE HALL

Staircase to first floor. Wood laminate floor.

LIVING ROOM

14'3 x 14' (4.34m x 4.27m)

(max) Feature contemporary style fireplace with electric fire inset. Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING AREA

16'4 x 10'2 (4.98m x 3.10m)

Full range of Beech "Shaker" style high and low level units with glazed display cabinets and contrasting work surfaces. 1 1/4 bowl single drainer stainless steel sink unit with mixer taps. Integrated 4 ring electric hob with stainless steel pyramid style extractor hood over. Mid level integrated combination oven and grill. Integrated fridge and freezer. Space for washing machine. Part tiled walls to work surfaces. Access to under stair storage with wall mounted gas boiler. Double radiator. Glazed door to rear.

FIRST FLOOR LANDING

Storage cupboards. Access to loft.

BEDROOM 1

11' x 10'2 (3.35m x 3.10m)

Double doors to built-in wardrobe with overhead lockers. Single radiator.

BEDROOM 2

12'1 x 8'9 (3.68m x 2.67m)

Double doors to built-in wardrobe with overhead lockers. Single radiator.

BEDROOM 3

9'2 x 8'3 (2.79m x 2.51m)

(max) Double doors to built-in over stair wardrobe with overhead lockers. Single radiator.

BATHROOM

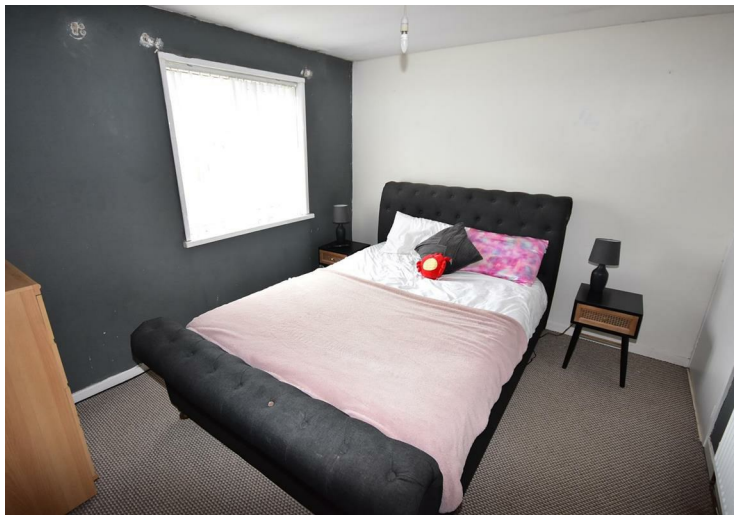
White suite comprising low flush W/C, pedestal wash hand basin and paneled bath with "Triton" electric shower over. Part tiled walls and PVC panels to bath /shower area.

OUTSIDE

Timber pedestrian gate to fully enclosed front garden in pink stone and paved pathway. Mature hedging. Timber pedestrian gate to fully enclosed and paved rear yard. Brick built shed.

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		66	73
(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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