

38 Limetree Avenue, Antrim, BT41 1NP



PRICE Offers Over £105,950

This is an excellent opportunity to purchase a deceptively spacious three bedroom end terrace house with an integrated garage, fully enclosed gardens to the front and rear and off-street parking. Benefiting three well proportioned bedrooms, a fully fitted kitchen with informal dining and separate utility room, together with double glazed windows, oil-fired central heating and superb storage opportunities.

This property is likely to appeal to a wide range of purchasers. Early viewing strongly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor / Under-stair storage
- Living room with feature fireplace
- Kitchen with full range of contemporary style high and low level units
- Space for cooker with overhead stainless steel pyramid style extractor fan and low level fridge
- Separate utility with a matching range of kitchen units / Space for washing machine and tumble dryer or dishwasher
- Ground floor shower room with modern white suite to include enclosed shower unit
- First floor landing with access to loft
- Three well proportioned bedrooms
- Garden to front and rear / Off-street parking / PVC tank / Integrated garage
- Double glazed windows / Oil-fired central heating / Brick built storage to rear

ACCOMMODATION

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Black iron double gates to private drive with parking for 1 car. Black iron pedestrian gate to paved pathway to front door. Raised flower bed borders. Mixed stone bedding. Pedestrian gate to rear.

ENTRANCE HALL

Stair case to first floor with hand rail. Under stairs storage cupboard. Wood laminate flooring. Single radiator.

BATHROOM

5'10" x 5'7" (1.797 x 1.715)

White suite comprising enclosed shower unit with glazed door. Pedestal wash hand basin with stainless steel hot and cold taps. Low flush WC. Fully tiled walls. Single radiator.

LIVING ROOM

13'6" x 9'10" (4.120 x 3.018)

Feature electric fireplace with decorative mahogany surround and granite hearth. Double radiator.

KITCHEN INTO INFORMAL DINING

16'0" x 6'10" (4.893 x 2.096)

Full range of 'contemporary' style high and low level kitchen units with complimentary "Butcher Bloc" style work tops and splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer taps. Space for cooker with overhead stainless steel pyramid style extractor fan. Low level fridge. Over counter lighting. Fully tiled floor. Single radiator.

UTILITY ROOM

Matching range of high and low level kitchen units with complimentary work tops. Space for washing machine and dish washer/tumble dryer. Fully tiled floor.

FIRST FLOOR LANDING

Access to loft. Gable window.

MASTER BEDROOM

12'8" x 9'11" (3.871 x 3.025)

Hot press with insulated copper cylinder and shelved storage.
Single radiator.

BEDROOM 2

9'0" x 7'4" (2.767 x 2.24)

Single radiator.

BEDROOM 3

10'5" x 6'8" (3.185 x 2.042)

Single radiator.

GARAGE

18'8" x 10'0" (5.693 x 3.066)

Up and over door. Full electrics and lighting.

OUTSIDE REAR

Fully enclosed rear garden with paved patio, decorative stone bedding and brick built raised flower bed. Brick built boiler house. PVC oil tank.

Outside tap and light. Brick built storage house

Full electrics.

BRICK BUILT STORAGE HOUSE

7'8" x 6'0" (2.345 x 1.848)

Full electrics and lighting.

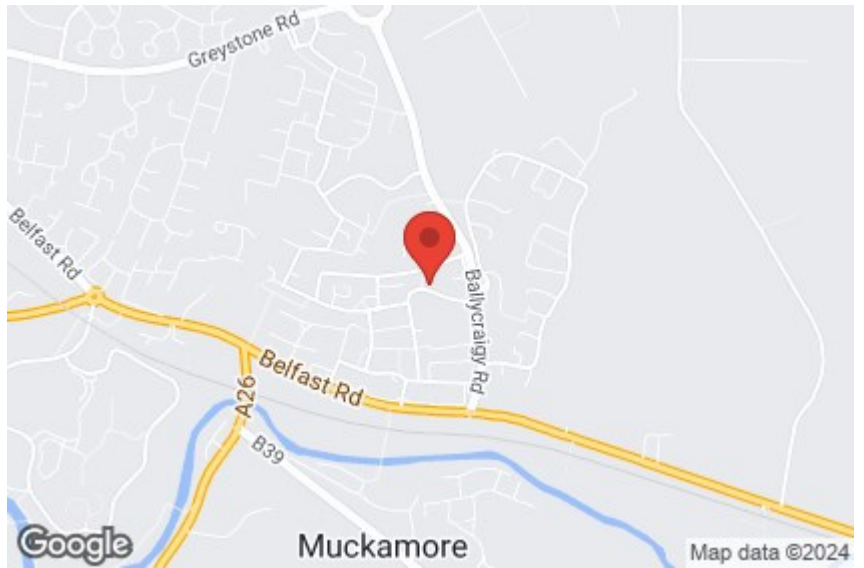
IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	69
(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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