

32 Stiles Farm, Antrim, BT41 1LP



PRICE Offers Over £89,950

Welcome to 32 Stiles Farm, Antrim - a recently renovated end terrace! This lovely property boasts a recently installed kitchen, perfect for whipping up delicious meals for family and friends. Imagine enjoying a cup of tea in your private rear garden, a tranquil space to relax and unwind after a long day. With the convenience of a ground floor WC, this house offers both comfort and practicality. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful home.

Perfect for first time buyers and investors alike.

Early viewing is strongly recommended.

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FEATURES

- Enclosed front garden. Paved pathway leading to PVC double glazed entrance door to:
- Ground floor W/C and separate store room
- Living room with wood laminate floor and picture window
- Recently installed Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of high and low level 'Shaker' style kitchen units / Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms / one with integrated storage
- Bathroom with white suite comprising panel bath with shower over
- PVC double glazed windows and external doors / Oil fired central heating / PVC soffits and fascias
- Excellent opportunity for First Time Buyers and Investors alike

ACCOMMODATION

ENTRANCE HALL

PVC double glazed door to entrance. Stair case to first floor with hand rail. Large storage cupboard. Wood laminate floor. Double radiator. Second storage cupboard.

GROUND FLOOR WC

White suite comprising low flush WC and wall mounted wash hand basin. Wood laminate flooring.

KITCHEN INTO INFORMAL DINING

21'7" x 8'4" (6.598 x 2.562)

Recently installed mid grey "Shaker" style high and low level units with contrasting work tops. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Integrated fridge freezer. Space for tumble dryer and washing machine. Pantry storage cupboard. Double radiator. "French" PVC double glazed doors to rear.

LIVING ROOM

13'0" x 11'9" (3.970 x 3.589)

Wood laminate flooring. Double radiator.

FIRST FLOOR LANDING

Storage cupboard. Wood laminate flooring. Access to loft.

BEDROOM 1

11'7" x 10'1" (3.536 x 3.075)

Wood laminate flooring. Single radiator.

BEDROOM 2

13'7" x 8'10" (4.141 x 2.706)

Wood laminate flooring. Single radiator.

BEDROOM 3

10'8" x 7'8" (3.263 x 2.361)

(at max) Integrated storage. Single radiator.

BATHROOM

6'9" x 5'7" (2.058 x 1.704)

White suite comprising wood panel bath with chrome hot and cold water taps and "Triton Enrich" shower over. Wall mounted wash hand basin with chrome hot and cold taps. Low flush WC. Wood laminate flooring. Single radiator. Hot press with insulated copper cylinder and shelved storage.

OUTSIDE

Outside tap to front. Mostly paved. Fully enclosed rear garden with excellent privacy, 6 Ft timber fencing and pedestrian gate. Well stocked flower border. PVC oil tank. Boiler house.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

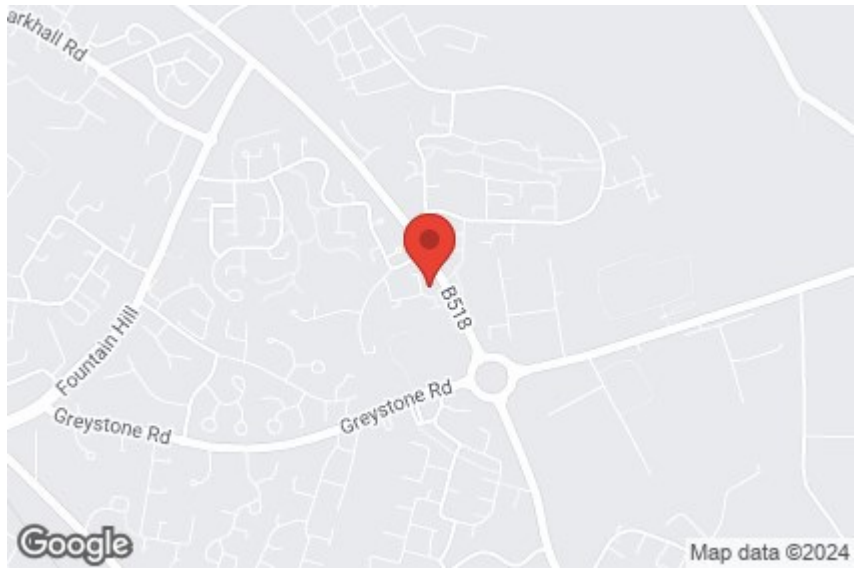
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	54	64
(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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