

## 72 Niblock Oaks, Antrim, BT41 2DP



### PRICE Offers Over £154,950

This is an excellent opportunity for First Time Buyers and young families alike to purchase a beautifully presented chain free three bedroom property with ensuite shower room, ground floor W/C and large bathroom with a four piece modern white suite to include a double ended panel bath and fully tiled shower cubicle. Finished to an exceptionally high standard both inside and out, this property boasts a fully fitted kitchen with integrated oven, hob and fridge freezer, together with a utility plumbed for washing machine and with space for dryer.

With quality sanitary ware throughout, PVC double glazed windows and French doors and oil-fired central heating, and a fully paved enclosed rear garden this property is likely to appeal to even the most discerning purchaser.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with fully tiled floor / Staircase to first floor / Ground floor W/C
- Living room 15'4" x 11'6" with open fire and feature surround / Wood laminate floor / Mostly glazed French doors to;
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of Beech effect "Shaker" style units / Integrated oven, hob and fridge freezer
- Utility Plumbed for washing machine, dryer and low level fridge
- First floor landing / Access to loft
- Three well proportioned bedrooms / Master with ensuite / Bedroom two with sliding mirrored doors
- Bathroom with modern white four piece suite to include panel bath and fully tiled shower cubicle
- PVC double glazed windows / Oil-fired central heating
- Tarmac side by side parking to front / Fully enclosed and low maintenance garden to rear

## ACCOMMODATION

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Tarmac drive to front with side by side parking for two cars. Mixed stone bedding. Outside light.

PVC double glazed windows. PVC soffits and fascia boards.

### LEADING TO

Front door with side lights. Fully tiled floor. Single radiator.

### GROUND FLOOR WC

Modern white suite comprising low flush push button WC and corner tiled pedestal wash hand basin with chrome mixer tap. Extractor fan. Fully tiled floor and partially tiled walls. Single radiator.

### LIVING ROOM

15'4" x 11'6" (4.679 x 3.517)

Feature fireplace with granite hearth, cast iron inset and wood surround. Wood laminate flooring. Double radiator. Glass panel double doors to:

### KITCHEN TO INFORMAL DINING

13'2" x 12'8" (4.018 x 3.877)

Full range of Beech effect "Shaker" style high and low level units with contrasting work tops and complimentary splash back tiling. One and a quarter stainless steel sink unit with chrome mixer tap. Integrated appliances to include a low level combination oven and grill and a four ring halogen hob with "pyramid" style stainless steel over head extractor fan. Fridge freezer. Fully tiled floor. Space for dish washer. Double radiator. Double glazed "French" patio doors to rear.

### UTILITY ROOM

8'5" x 5'3" (2.581 x 1.606)

Range of high level kitchen units. Recently installed "Warmflow" boiler. Space for 3 appliances such as washing machine, tumble dryer and low level fridge and freezer.



## FIRST FLOOR LANDING

Access to loft. Hot press with insulated cylinder and wood laminate flooring.

## MASTER BEDROOM

13'2" x 10'7" (4.037 x 3.241)

(at max) Wood laminate flooring. Double radiator.

## ENSUITE

Modern white suite comprising wall to wall enclosed shower with partially glazed folding door. PVC panelling and "Triton Amber" electric shower. Pedestal wash hand basin with chrome mixer tap and low flush push button WC. Extractor fan. Fully tiled floor and partially tiled walls. Single radiator.

## BEDROOM 2

12'6" x 10'5" (3.814 x 3.190)

Wood laminate flooring and integrated storage with sliding mirror doors. Double radiator.

## BEDROOM 3

9'10" x 7'5" (3.000 x 2.279)

Wood laminate flooring. Single radiator.

## BATHROOM

8'10" x 7'5" (2.695 x 2.268)

Modern white four piece suite comprising double ended bath with chrome mixer tap. Enclosed quadrant shower unit with partially glazed door and "Mira Azora" shower. Wall mounted wash hand basin with chrome mixer taps. Low flush push button WC. Extractor fan. Low voltage down lights. Fully tiled walls and floor. Chrome towel radiator.

## OUTSIDE REAR

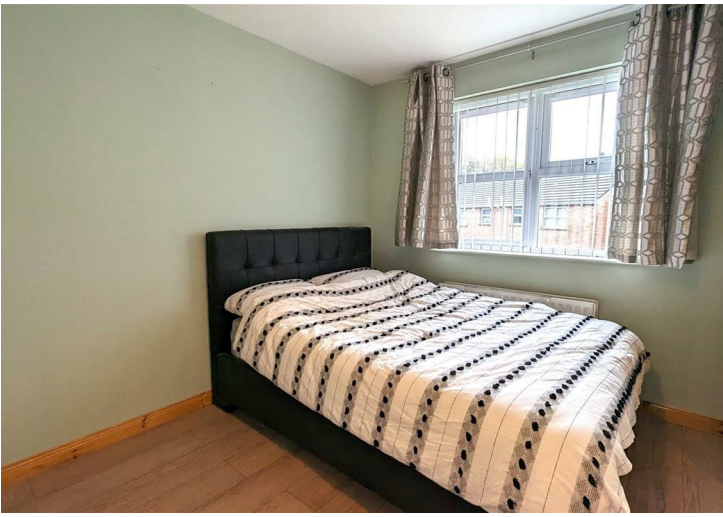
Fully enclosed and fully paved garden with 6 Ft timber fencing. Pedestrian gate to side with bin access. Enclosed PVC oil tank. Outside tap and light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

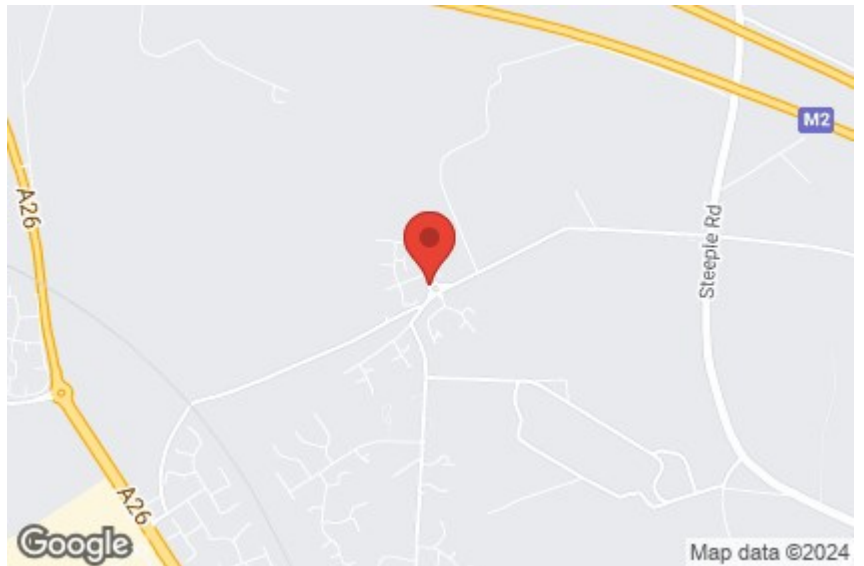






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>72</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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