

85 Birch Hill Park, Antrim, BT41 1DE



PRICE Offers Over £119,950

Welcome to this charming end terraced house located in the desirable Birch Hill Park area of The Steeple. This property boasts a spacious layout, featuring 1 reception room, 3 bedrooms, and 1 bathroom - perfect for a growing family or those who love to entertain.

One of the standout features of this lovely home is the ample parking space available for up to 4 vehicles, including enclosed parking for three cars and an integral garage. Say goodbye to the hassle of searching for parking spots!

The property's open aspect to the front allows for plenty of natural light to flood the interior, creating a warm and inviting atmosphere. The hardwood double glazed windows not only enhance the aesthetic appeal of the house but also provide excellent insulation, keeping you cosy during the colder months.

For added convenience, this home comes equipped with oil-fired central heating, ensuring you stay warm and comfortable throughout the year. Additionally, the presence of a utility room and W/C adds to the practicality of the layout, making daily tasks a breeze.

Located in an excellent location, this property offers the perfect blend of comfort, convenience, and style. Don't miss out on the opportunity to make this house your home sweet home in Birch Hill Park, Antrim.

>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 wood laminate floor / Staircase to first floor
- Living room 14'5 x 14'5 (max) with imitation flue and ornate mahogany surround / Wood laminate floor
- Kitchen with informal dining / Full range of hand painted units / Chinese slate floor / Access to;
- Integral garage 19'7 x 12'1 with roller shutter door / Incorporates W/C and access to Utility room at rear
- First floor landing
- Three well proportioned bedrooms / All with built-in storage
- Shower room with modern white suite to include easy access shower area / "Triton" electric shower unit
- Hardwood double glazed windows / Oil-fired central heating / PVC fascia and soffits
- Large site with open aspect to front / Generous concrete parking to rear for up to three cars / Access to Integral garage
- Excellent opportunity for First Time Buyers and Investors alike

ACCOMMODATION

Hard wood entrance door with leaded and stained glass insets to:

ENTRANCE HALL

Wood laminate floor. Double radiator. Stair case to first floor.

LIVING ROOM

14'5 x 14'5 (4.39m x 4.39m)

(max) Imitation flue with ornate mahogany surround and electric insets. Twin wall light points. Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

17'5 x 10'2 (5.31m x 3.10m)

Full range of hand painted high and low level units with contrasting work surfaces. One and a quarter bowl single drainer sink unit with mixer taps. Space for cooker and fridge freezer. Chinese slate floor. Recessed shelving. Double radiator. Hard wood single glazed door to rear. Double louvered doors to built-in storage. Access to under stair storage. Part tiled walls to work surfaces. Door to:

INTEGRAL GARAGE

19'7 x 12'1 (5.97m x 3.68m)

Roller shutter door. Power and light. Oil fired boiler. Work bench. Enclosed low flush W/C. Door to:

UTILITY

12'1 x 4'10 (3.68m x 1.47m)

Low level units and complimentary work surfaces. Single drainer stainless steel sink unit and mixer tap. Plumbed for washing machine and space for dryer. Part tiled walls to work surfaces. Fully tiled floor. Hard wood double glazed windows. Hard wood single glazed door to rear.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder and immersion heater. Pressurized bubble. Shelving above.

BEDROOM 1

10'9 x 10'5 (3.28m x 3.18m)

into wall of built-in wardrobes, drawer sets, vanity area, over head lockers and open shelving. Single radiator. View of Lough Neagh and Sperrins.

BEDROOM 2

11'9 x 8'11 (3.58m x 2.72m)

plus built-in wardrobes with sliding mirrored doors. Single radiator.

BEDROOM 3

8'10 x 8'3 (2.69m x 2.51m)

(max) Over stair storage cupboard. Single radiator.

SHOWER ROOM

6'5 x 5'6 (1.96m x 1.68m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Easy access shower area with non slip floor, central gully and "Triton" thermostatic power shower. Low level glazed screen with shower rail above. PVC walls and ceiling. Extractor fan. Polished chrome heated towel rail.

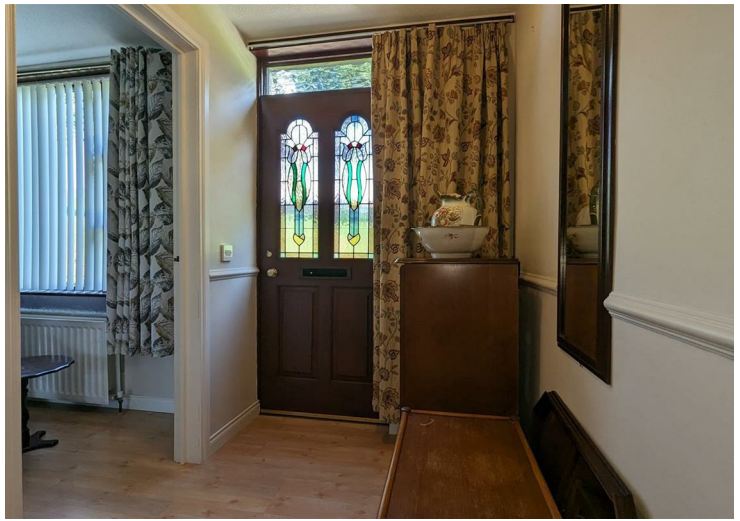
OUTSIDE

Timber pedestrian gate and front fence to generous low maintenance front garden in pavier brick pathway, low level walling, pink stone display, kerbed and edged flower and vegetable displays.

Concrete pathway to side. Conifers. PVC oil tank. Raised garden display. Substantial concrete parking for up to 3 cars at the rear. Access to integral garage. Galvanized vehicular entrance gates. Box and conifer hedging.

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			
(39-54) E		52	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland	EU Directive 2002/91/EC		



Mortgage **IQ**

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
T: 028 9417 0000
E: antrim@mortgageIQ.co.uk

IQ

WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.