

7 Niblock Grove, Antrim, BT41 2JR



PRICE Offers Over £167,500

Welcome to this charming semi-detached house located in the picturesque Niblock Grove, Antrim. This property boasts three cosy bedrooms, perfect for a growing family or those in need of extra space. As you step inside, you'll be greeted by the oak effect PVC double glazed windows that allow natural light to flood the rooms, creating a warm and inviting atmosphere. The beech "Shaker" style kitchen units add a touch of elegance to the heart of the home, complemented by the integrated oven, hob, fridge, and freezer - ideal for whipping up delicious meals for loved ones.

One of the standout features of this property is the off-street parking for three plus cars, ensuring convenience for you and your guests. Additionally, the enclosed and landscaped private garden to the rear is a tranquil oasis where you can unwind and enjoy the outdoors. The sunroom, complete with bi-folding doors, offers the perfect spot to relax and soak in the beauty of your surroundings.

Don't miss out on the opportunity to make this house your home. With its desirable features and prime location, this property is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards creating lasting memories in this wonderful abode.

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FEATURES

- Entrance hall with solid wood floor and staircase to first floor
- Living room 16'1 x 11' with open fire (plumbed for gas) and ornate wooden surround / Wood strip floor through open square archway to;
- Kitchen with informal dining area 17'5 x 10'1 / Mahogany double glazed French doors to rear
- Full range of beech "Shaker" style high and low level units / Integrated gas hob, electric oven, fridge and freezer
- First floor landing
- Three well proportioned bedrooms / Master with built-in wardrobes with sliding mirrored doors
- Bathroom with white suite to include panel bath with "Mira Sport" electric shower over
- Oak effect PVC double glazed windows / Oil-fired central heating / PVC fascia and soffits / Seamless aluminium guttering / Security alarm
- Gardens to side and rear in neat lawn / Mature beech hedge / Tarmac off-street parking for 3 plus cars / Access to;
- Fully enclosed, landscaped and very private rear garden / Garden room 10'10 x 10'10 with power and light / Bi-folding double glazed doors

ACCOMMODATION

Covered open entrance. Hardwood entrance door with double glazed port light to:

ENTRANCE HALL

Solid wood floor. Stair case to first floor with pine moulded hand rail and turned balustrade. Small under stair storage. Double radiator.

LIVING ROOM

16'1 x 11' (4.90m x 3.35m)

(into bay) Open fire with inset coal effect gas fire. Ornate wooden surround and slate effect tiled inset and hearth. Low voltage down lights. Double radiator. Wood strip floor through open archway to:

KITCHEN INTO INFORMAL DINING

17'5 x 10'1 (5.31m x 3.07m)

Full range of beech coloured "Shaker" style high and low level units with feature handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring gas hob with stainless steel splash back and stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Integrated fridge and freezer. Plumbed for washing machine. Glazed display cabinet with inset lighting and glass shelving. Over window pelmut. Fully tiled floor to kitchen area. Wood strip floor to dining area. Double radiator. Low voltage down lights. Mahogany double glazed French doors to rear.

FIRST FLOOR LANDING

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

BEDROOM 1

11'10 x 9' (3.61m x 2.74m)

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

BEDROOM 2

10'1 x 9' (3.07m x 2.74m)

Single radiator.

BEDROOM 3

8'3 x 7'2 (2.51m x 2.18m)

Single radiator.

BATHROOM

8' x 5'6 (2.44m x 1.68m)

Panelled bath with "Mira Sport" electric shower over. Glazed screen. Low flush W/C and pedestal wash hand basin. Fully tiled floor. Half tiled walls with decorative border. Large wall mirror. Double radiator.

OUTSIDE

Tarmac drive to front and side with off street parking for 3 plus cars. Mature beech hedge to side with strip of lawn and well stocked border. Timber fencing and pedestrian gate to:

Fully enclosed and landscaped rear garden in gold stone, raised timber decked patio and shaded pergola with mature clematis and inset decking. PVC tank and pre fabricated oil fired boiler house. Mature beech hedging and well stocked borders. Outside tap and light. Gas bottle enclosures.

GARDEN ROOM

10'10 x 10'10 (3.30m x 3.30m)


Wood strip floor. Bi-folding double glazed doors. Plug sockets and separate RCD.

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	66	69
(55-68)	D		
(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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