

## 86 Donore Crescent, Antrim, BT41 1HY



### PRICE Offers Over £89,950

We are delighted to offer the opportunity to purchase deceptively spacious semi detached house which occupies a prime location within an ever popular residential development and in close proximity to main commuter networks, public transport routes and local amenities. This property benefits from three generous bedrooms and shower room. Spacious lounge with feature fireplace and fully fitted kitchen encompassing open plan space to an informal dining area.

With the dwelling further boasting oil fired central heating, south facing garden to rear with excellent privacy and off street parking to the front, we recommend full internal viewing so one can fully appreciate the extent of this well appointed property.

**>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 understairs storage
- Living room 17'5" x 9'5" with feature electric fireplace
- Kitchen with informal dining area / Full range of high and low level units
- Space for washing machine and fridge freezer / Integrated combination oven and grill
- First floor landing with generous storage
- Three well proportioned bedrooms
- Shower room with modern white suite to include an enclosed shower unit
- PVC Soffits and Facias / PVC double glazed windows and external doors / Oil fired central heating
- Fully enclosed garden to the rear with excellent sun orientation
- Off street parking and enclosed garden to front

## ACCOMMODATION

Drive to front with parking for two cars, paved patio and neat lawn with mixed stone and mature hedging. Paved pathway leading to:

PVC double glazed front door with side light to:

### ENTRANCE HALL

Electric meter cupboard. Under stairs storage. Wood laminate flooring.

### KITCHEN INTO INFORMAL DINING

**17'2" x 9'10" (5.241 x 3.015)**

Full range of Beech effect "Shaker" style high and low level kitchen units with contrasting work tops and complimentary splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated combination oven and grill and four ring halogen hob with concealed overhead extractor fan. Space for washing machine and fridge freezer. Fully tiled floor to kitchen and wood laminate to dining area. Double radiator.

### LIVING ROOM

**17'5" x 9'5" (5.317 x 2.873)**

Feature electric fire with decorative wooden surround, Wood laminate flooring. Double radiator.

### REAR HALL

Staircase to first floor with hand rail. Wood laminate flooring. PVC double glazed door to rear. Single radiator.

## FIRST FLOOR LANDING

Hot press with insulated copper cylinder and shelved storage. Access to loft. Large walk in storage.

## BEDROOM 1

11'8" x 9'11" (3.559 x 3.048)

Single radiator.

## BEDROOM 2

11'8" x 9'7" (3.581 x 2.926)

(at max) Integrated storage cupboard. Single radiator.

## BEDROOM 3

10'6" x 6'7" (3.219 x 2.010)

Single radiator.

## SHOWER ROOM

5'4" x 6'6" (1.637 x 1.999)

Modern white suite comprising enclosed corner shower with "Mira Sport" thermostatic shower and partially glazed sliding doors. Wash hand basin with chrome mixer tap and storage below. Low flush push button WC. PVC cladding to all walls. Low voltage down lights. Extractor fan. Chrome towel radiator.

## OUTSIDE REAR

Fully enclosed rear garden offering excellent sun orientation. Brick built boiler house. Large paved patio. Neat lawn with mixed stone borders. 6 Ft timber fencing. PVC oil tank. Paved pathway to front.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

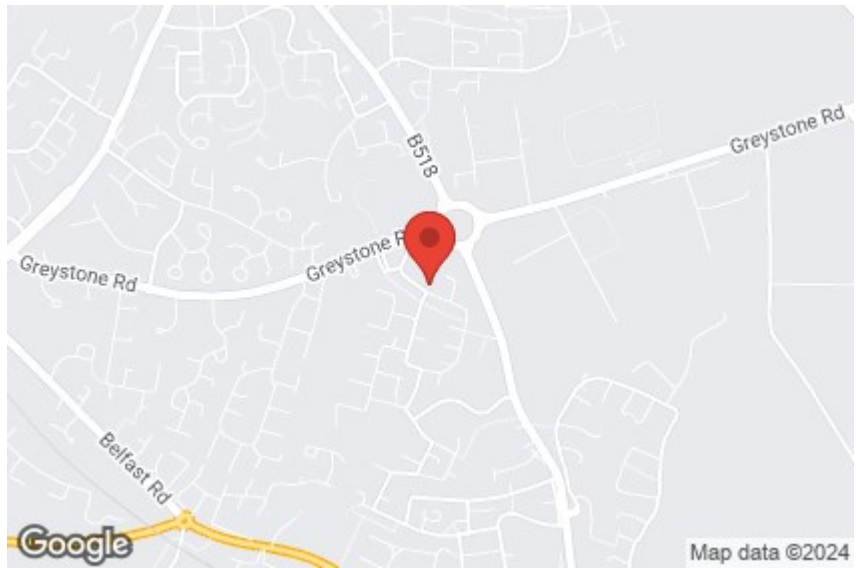
Please note, none of the services or appliances have been tested at this property.





### 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>		
(39-54) <b>E</b>	<b>41</b>	<b>45</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	



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.

