

13 Queens Road, Antrim, BT41 1AL



PRICE Offers Over £84,950

Welcome to 13 Queens Road, Antrim - a charming terraced house that presents a fantastic investment opportunity! This delightful property boasts 1 reception room, 3 cosy bedrooms, and a well-appointed bathroom, providing ample space for comfortable living.

Whether you're a first-time buyer looking for a cozy home to call your own or an investor seeking a promising opportunity, this property ticks all the boxes. Its prime location in Antrim ensures easy access to local amenities, schools, and transport links, making it a convenient choice for all.

Don't miss out on the chance to own this lovely terraced house - it's a gem waiting to be polished into your dream home or a lucrative investment. Book a viewing today and step into the endless possibilities that 13 Queens Road has to offer!

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Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor leading too;
- Living room 13'4" x 12'3" with wood laminate floor
- Kitchen with informal dining area / PVC double glazed door to rear
- Full range of oak effect high and low level units / informal dining
- Integrated appliance's to include oven/grill, halogen hob and fridge freezer
- First floor landing with large walk-in storage cupboard
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with white suite to include panel bath with shower over
- PVC double glazed windows and external doors / Gas-fired central heating
- Enclosed low maintenance gardens to front and rear

ACCOMMODATION

Enclosed front garden with 4ft timber fencing and pedestrian gate, mixed stone bedding and paved pathway to the front door.

ENTRANCE HALL

PVC door to entrance hall. Staircase to first floor. Single radiator.

LIVING ROOM

13'4" x 12'3" (4.078 x 3.74)

Feature electric fireplace with ornate wooden surround and marble hearth. Wood laminate flooring. Double radiator.

KITCHEN / INFORMAL DINING

17'7" x 11'4" (5.363 x 3.472)

Full range of high and low level kitchen units with contrasting worktops and complimentary splashback tiling. Integrated appliances to include a low level combination oven and grill, a four ring halogen hob with concealed overhead extractor fan and a fridge freezer. Large understairs storage cupboard. Wood laminate flooring. Double radiator. PVC double glazed door to the rear garden.

FIRST FLOOR LANDING

Large storage cupboard. Hot press with shelved storage and combi gas boiler. Access to loft.

BEDROOM 1

11'4" x 10'3" (3.462 x 3.128)

Integrated storage cupboard. Single radiator.

BEDROOM 2

11'4" x 10'3" (3.471 x 3.128)

Integrated storage cupboard. Single radiator.

BEDROOM 3

8'2" x 7'2" (2.504 x 2.198)

Integrated storage cupboard. Wood laminate flooring. Single radiator.

SEPERATE WC

Low flush push button WC. Downlights.

BATHROOM

5'3" x 5'8" (1.601 x 1.731)

White suite comprising a panel bath with chrome 'Victorian' style hot and cold taps and a 'Mira Go' thermostatic shower over, a pedestal wash hand basin with chrome 'Victorian' style hot and cold taps, downlights and a single radiator.

OUTSIDE

Fully enclosed and fully paved rear garden offering excellent privacy with 6ft timber fencing and pedestrian gate. Outside tap.

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



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