



39 Grainger's Mill, Muckamore, BT41 4RB

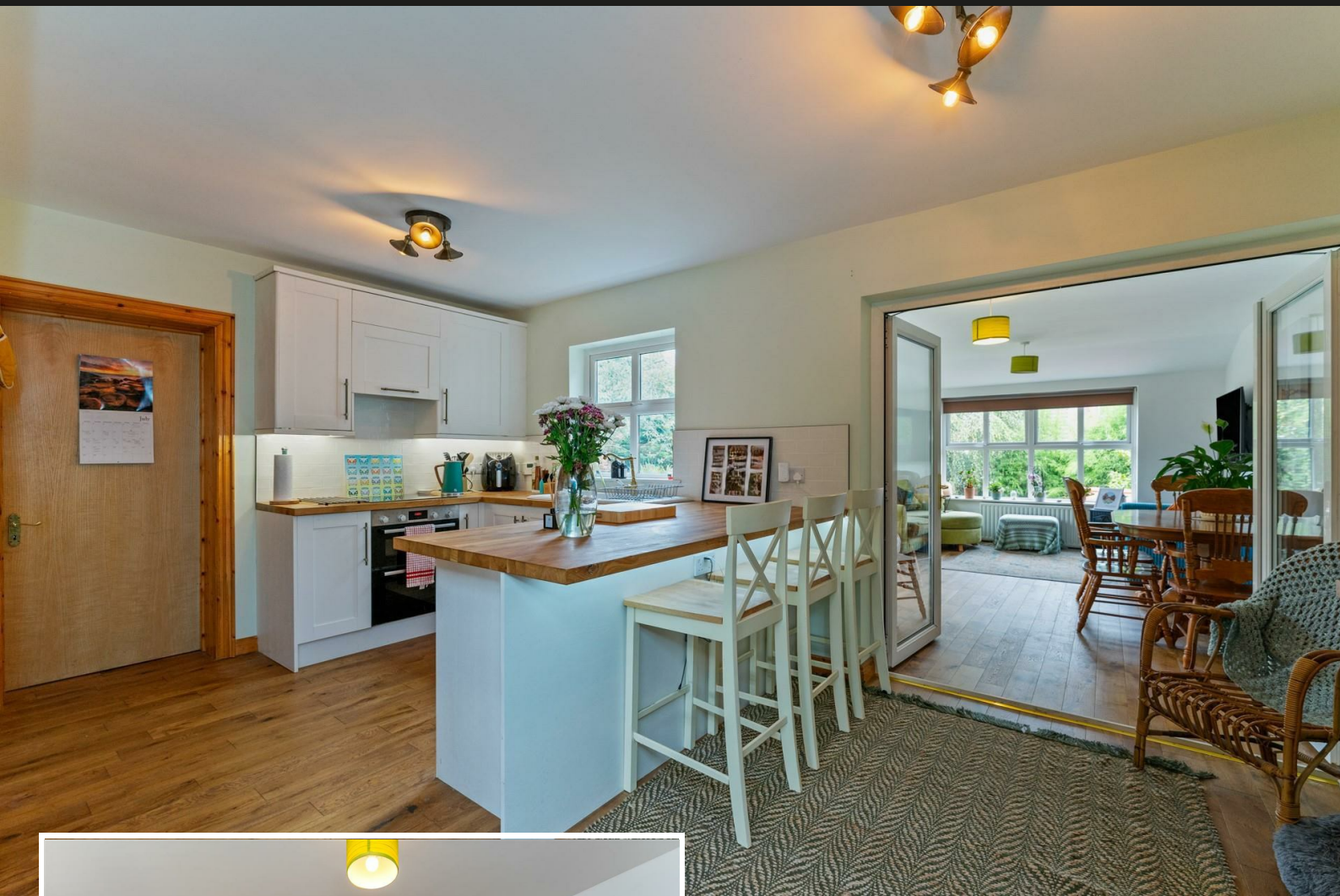
- Mid Town House
- Lounge; Sun Lounge
- Bathroom With White Suite
- Furnished Cloakroom
- Generous Sized Rear Garden
- Four Bedrooms; Principal En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Private Driveway; Integral Garage
- Well Sought After Development

Offers Over £199,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, panelled, front door with double glazed side screens.
Timber flooring. Stairwell first floor.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC.
Tiled floor.

LOUNGE 14'4" x 10'4"

Open fire in cast iron fireplace with tiled hearth and timber surround.
Timber flooring. Open arch leading to:



KITCHEN THROUGH DINING ROOM 17'1" x 9'9"

Modern fitted kitchen with range of high and low level storage units with contrasting, solid wood block work surface and breakfast bar area. Ceramic sink unit with draining bay. Integrated, Bosch, ceramic, touch screen hob with extractor hood over. Integrated, Bosch, double oven. Integrated dishwasher. Integrated, larder style fridge. Splashback tiling to walls. Timber flooring. Access to integral garage. PVC double glazed French doors leading to:

SUN LOUNGE 18'7" x 12'10" (wps)

Timber flooring. Dual aspect windows. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder. Access to hot press.

PRINCIPAL BEDROOM 13'3" x 12'5" (wps)

Large, walk in wardrobe.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled, oversized shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 12'4" x 10'4"

BEDROOM 3 11'7" x 10'4"

BEDROOM 4 10'0" x 6'5" (wps)

Wood laminate floor covering.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Thermostat controlled mains shower unit over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Private driveway area, finished in tarmac.

Front garden, finished in lawn.

External lighting.

Seamless aluminium guttering.

Fully enclosed rear garden, finished in lawn, brick pavior patio area, decorative stone and wide array of mature plants, trees and shrubbery.

Outside tap.

PVC oil storage tank.

INTEGRAL GARAGE 21'5" x 14'4" (wps)

Up and over door. Separate service door to rear garden. Utility area to rear. Power, light, work surface area, plumbed for automatic washing machine. Oil fired central heating boiler.





IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

Immaculately presented, spacious, four bedroom / two+ reception mid town house property with integral garage and generous sized rear garden, occupying a prime position within the highly sought after Grainger's Mill development, Muckamore, Antrim.

The property comprises entrance hall, furnished cloakroom, lounge with open fire, open arch to kitchen through dining room with modern fitted kitchen, open arch leading into generous sized sun lounge, four well-proportioned first floor bedrooms, to include principal bedroom with walk in wardrobe and en suite shower room, and separate family bathroom with white three piece suite.

Externally, the property enjoys private driveway area finished in tarmac, integral garage with utility area to rear, front garden finished in lawn, and fully enclosed, generous sized rear garden finished in lawn, brick pavior patio area, coloured stone and range of plants, trees and shrubbery.

Other attributes include oil heating and PVC double glazing.

Early viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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