

## 34 Greenview Avenue, Antrim, BT41 4EQ



### PRICE Offers Over £109,950

Welcome to Greenview Avenue, Antrim - a charming location for this delightful 3-bedroom mid-terrace house. This property offers a perfect blend of comfort and style, ideal for those seeking a cosy yet spacious home.

Located in a serene neighbourhood, this house boasts three well-appointed bedrooms, providing ample space for a growing family or those in need of a home office. The mid-terrace design ensures a sense of community while still offering privacy and tranquillity.

Greenview Avenue is a sought-after location, known for its friendly atmosphere and convenient amenities. Whether you enjoy leisurely strolls in the nearby parks or prefer shopping in the local boutiques, this area has something for everyone. Don't miss the opportunity to make this house your home. With its inviting ambiance and desirable location, this property on Greenview Avenue is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards your new beginning in Antrim.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room with feature electric fireplace
- Living room with contemporary style wall mounted electric fire
- Kitchen with full range of pine high and low level units / Integrated oven, hob and space for fridge freezer and washing machine
- First floor landing
- Three well proportioned bedrooms / Two with built-in storage
- Modern white bathroom suite with panel bath and shower over
- PVC double glazed windows and front door / PVC soffits and fascia boards / Oil fired central heating
- Fully enclosed gardens to the front and rear
- Superb opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

PVC entrance door with double glazed port light to:

### ENTRANCE HALL

Wood laminate floor. Single radiator. Stair case to first floor with pine moulded hand rail.

### LIVING ROOM

**15'1 x 12'7 (4.60m x 3.84m)**

(max) Open fire with painted wooden surround and coal effect electric inset. Wood laminate floor. Single radiator.

### KITCHEN INTO INFORMAL DINING

**16' x 8'4 (4.88m x 2.54m)**

Full range of pine high and low level units with open plate racks and display shelving. Feature handles. Contrasting work surfaces. Single drainer stainless steel sink unit and mixer taps. Part tiled walls to work surfaces. Integrated four ring halogen hob with stainless steel pyramid style over head extractor. Low level combined oven and grill. Plumbed for washing machine. Space for fridge freezer. Wood laminate floor. Single radiator. 8 pane mahogany French doors to rear. Pitched and tiled canopy.

## FIRST FLOOR LANDING

"Dri-master". Access to loft. Pine moulded hand rail and turned ballustrade.

## BEDROOM 1

16' x 9'1 (4.88m x 2.77m)

(max) Over stair storage. Walk in wardrobe. Wood laminate floor. Single radiator.

## BEDROOM 2

11'9 x 9'8 (3.58m x 2.95m)

Plus built in wardrobe. Single radiator.

## BEDROOM 3

10'7 x 8'1 (3.23m x 2.46m)

Single radiator.

## BATHROOM

5'11 x 5'5 (1.80m x 1.65m)

Modern white suite comprising panelled bath with mixer taps. "Redring" electric shower over. Pedestal wash hand basin with monobloc mixer taps. Push button low flush WC. Part tiled walls to bath area. Single radiator. Low voltage down lights.

## OUTSIDE

Decorative wrought iron gate to fully enclosed garden to front in low maintenance pink stone and coloured bark. Low level shrubs and walling. Pavier brick pathway. Part glazed door to private enclosed garden to rear. Storage. Shelving. Oil fired boiler. Part glazed door to:

Covered rear porch. Open to garden in lawn and hexagonal paved patio. PVC tank. 6 Ft timber fencing. Low maintenance barked area to rear. Outside tap and light.

## 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>	55	66
(39-54) <b>E</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	



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**PRS** Property Redress Scheme