

## 4 Riverside, Antrim, County Antrim, BT41 4BH



### PRICE Offers Over £124,950

Nestled in the charming Riverside area of Antrim, this delightful mid-terrace house offers a perfect blend of comfort and style. Boasting three bedrooms, this extended townhouse provides ample space for a growing family or those who love to entertain guests.

As you step inside, you are greeted by a spacious living room adorned with a wood laminate floor, creating a warm and inviting atmosphere. The kitchen is a true highlight, featuring informal dining space and a full range of pine country-style units, complete with integrated oven and hob. Cooking and hosting dinners will be a joy in this well-equipped kitchen.

The property also offers a bathroom with a pristine white suite, including a panel bath and a separate shower cubicle with an electric shower unit. This ensures convenience and luxury for the residents.

One of the standout features of this house is the low-maintenance two-tiered patio garden at the rear. Imagine enjoying your morning coffee or hosting summer barbecues in this tranquil outdoor space, while taking in the elevated views over the picturesque Six Mile Water.

Overall, this property is a true gem, offering a comfortable living space with modern amenities in a desirable location. Don't miss the opportunity to make this house your home and enjoy the best of what Riverside, Antrim has to offer.

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## FEATURES

- Entrance hall with parquet wood block floor and half wood strip walls / Staircase to first floor
- Living room 16'1 x 9'10 with wood laminate floor through open archway to;
- Kitchen with informal dining area / Full range of country pine high and low level units
- Integrated oven and hob
- First floor landing
- Three well proportioned bedrooms
- Bathroom with white suite to include panel bath and PVC panelled shower cubicle with electric shower unit
- Dual tone light oak PVC double glazed windows and external doors / Gas fired central heating / PVC fascia
- Elevated two tiered patio garden to the rear with superb views over the Six Mile Water
- Substantial two storey extension to the rear

## ACCOMMODATION

PVC double glazed entrance door to;

### ENTRANCE HALL

"Parquet" wood block floor. Half wood strip walls. Staircase to first floor with pine moulded handrail and turned balustrade. High level meter cupboard. Understair cloaks cupboard. Six pane glazed doors to kitchen and;

### LIVING ROOM

**16'1 x 9'10 (4.90m x 3.00m)**

Free standing ornate pine fire surround with tiled inset and painted wooden hearth. Electric coal effect inset fire. Wood laminate floor. Double radiator. Feature open archway to;

### KITCHEN WITH INFORMAL DINING

**13'6 x 12'9 (4.11m x 3.89m)**

Full range of country pine high and low level units with feature handles and contrasting work surfaces. Matching shelving. Single drainer stainless steel sink unit with mixer taps. Integrated four ring halogen hob and pull-out overhead extractor. Low level combination oven and grill. Plumbed for washing machine and slim line dishwasher. Space for fridge freezer. Wood laminate floor. Double radiator. PVC double glazed door to rear. Six pane glazed door to entrance hall.

## FIRST FLOOR LANDING

Hotpress with copper cylinder and "Willis" type immersion heater. Wall mounted gas fired boiler. Access to loft.

## BEDROOM 1

15'2 x 9'1 (4.62m x 2.77m)

(max) Storage cupboard. Single radiator.

## BEDROOM 2

12'10 x 7'4 (3.91m x 2.24m)

Wood laminate floor. Single radiator.

## BEDROOM 3

9'7 x 6'9 (2.92m x 2.06m)

(max) Feature over stair window with leaded "gothic" style arched detail. Single radiator.

## BATHROOM

9'3 x 5'10 (2.82m x 1.78m)

White suite comprising panel bath, push button low flush W/C and pedestal wash hand basin. PVC paneled corner quadrant shower cubicle with "Triton" electric shower unit and sliding cubicle doors. Mosaic effect tiled splash back to sink unit. Fully tiled floor. Single radiator.

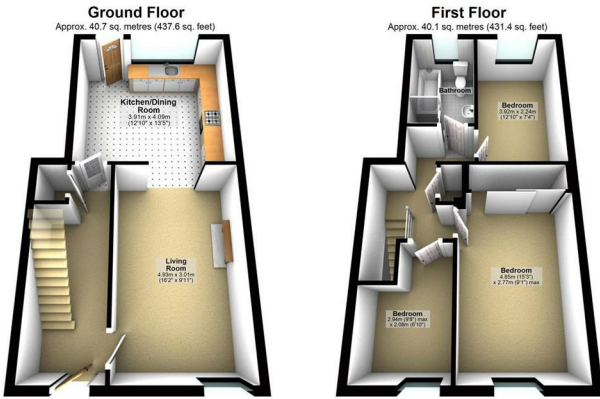
## OUTSIDE

Raised and paved patio with feature fencing made up of powder coated uprights, steel rope balustrade and wooden handrail. Outside tap and light. Steps down to lower tier with fully paved patio with timber fencing and feature stone wall. Matching powder coated uprights with steel rope balustrade and wooden handrail occupying an elevated position overlooking the Six Mile Water.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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





Total area: approx. 80.7 sq. metres (869.0 sq. feet)

Photography and Floor Plans by houseflyni.co.uk  
Plan produced using PlanUp



### 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>		
(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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