

3 Tower Way, Antrim, BT41 1EP



PRICE Offers Over £94,950

This is an excellent opportunity for First Time Buyers and Investors alike to purchase a well presented and three bedroom mid terraced house occupying a prime site in a sought after part of this estate close to the top of the town and within easy access of most local amenities and transport facilities. Benefiting from PVC double glazed windows and oil fired central heating, this well appointed property boasts a generous kitchen with informal dining area together with open plan rear hall and utility area with ground floor making this the ideal property first time buyers and investors alike..

Only on full internal inspection can one begin to appreciate the quality of this well proportioned family home.

Early viewing strongly recommended.

>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 wood laminate floor / Staircase to first floor
- Living room 13'10" x 14'1" (max) with electric fire and feature wooden surround
- Kitchen with informal dining area
- Recently installed contemporary style white high and low level units / Space for cooker, fridge freezer, washing machine and dishwasher
- Rear hall with additional low level kitchen units door to understairs storage inset
- First floor landing
- Three well proportioned bedrooms / One with built-in storage
- White bathroom suite to include panel bath with "Triton" electric shower over
- PVC double glazed windows and external doors / Oil fired central heating / PVC fascia and soffits
- Superb elevated position with private outlook to the front

ACCOMMODATION

Fully enclosed front garden with 4Ft timber fencing, neat lawn, decorative stone bordering and paved pathway to front door.

ENTRANCE HALL

PVC double glazed door to entrance. Staircase to first floor with handrail. Wood laminate flooring. Single radiator.

LIVING ROOM

13'10" x 14'1" (4.233 x 4.309)

Feature electric fireplace with wood surround and hearth. Wood laminate flooring. Single radiator.

KITCHEN / INFORMAL DINING AREA

12'0" x 10'2" (3.675 x 3.105)

Fully fitted range of white contemporary style kitchen units with contrasting worktops and bevelled splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Space for cooker, Fridge Freezer, Washing machine and dishwasher. Single radiator.

REAR PORCH

Matching low level kitchen units and worktops. Space for TD and PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to loft

BEDROOM 1

10'8" x 10'5" (3.269 x 3.186)

Wood laminate flooring. Single radiator.

BEDROOM 2

11'11" x 8'10" (3.643 x 2.711)

Wood laminate flooring. Integrated storage cupboard. Single radiator.

BEDROOM 3

8'10" x 8'4" (2.714 x 2.547)

Wood laminate flooring. Single radiator.

BATHROOM

6'5" x 5'6" (1.977 x 1.686)

Modern white suite comprising a panel bath with stainless steel hot and cold taps and a 'Triton' thermostatic shower over. Pedestal wash hand basin with chrome hot and cold taps. Low flush push button WC. Fully tiled walls. Single radiator.

OUTSIDE REAR

Fully enclosed and fully paved rear garden with 6ft timber fencing and pedestrian gate for bin access. Outside tap. Outside boiler house.

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		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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

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.

