

## 13 Shetland Street, Antrim, BT41 2TG



### PRICE Offers Over £104,950

We are delighted to offer for sale this deceptively spacious three bedroom end terraced house with excellent sun orientation to the rear.

Benefiting from generous, well proportioned rooms to include for a spacious kitchen with informal dining area, separate living room and an entrance hall with ground floor W/C. To the first floor, three well proportioned bedrooms to include one with built in storage, plus a modern white family bathroom. The property also has been recently upgraded with gas fired central heating and PVC double glazed windows and external doors.

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

Ideally suited to investors and first time buyers alike. Early viewing strongly recommended.

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## FEATURES

- Welcoming entrance hall with wood laminate flooring and a staircase to first floor.
- Offering a convenient downstairs WC
- Spacious living area (4.340m x 3.878m) with wood laminate flooring
- Space for a utility room or a small workshop.
- Full range of high and low level 'beech effect' kitchen units with contrasting worktops and complimentary splash back tiling.
- Informal dining area with space for an american fridge freezer.
- Three well proportioned bedrooms one with built in storage.
- Fully tiled modern white bathroom suite
- Fully enclosed rear garden with excellent sun orientation
- PVC Double glazed windows and external doors / Gas-fired central heating

## ACCOMMODATION

### OUTSIDE FRONT

Fully enclosed front garden, 4ft timber fencing and pedestrian gate, outside shed with power and lighting.

### ENTRANCE HALL

Wood laminate flooring, staircase to first floor with handrail and a single radiator.

### GROUND FLOOR WC

White suite comprising a pedestal WHB with 'mono-bloc' chrome mixer tap, tiled splash back and single radiator.

### KITCHEN/INFORMAL DINING

**13'5" x 11'1" (4.092 x 3.397)**

Full range of high and low level 'beech effect' kitchen units with contrasting worktops and complimentary splash back tiling, space for cooker with overhead extractor fan, washing machine, fridge freezer. Single drainer stainless steel sink unit with chrome mixer tap, gas boiler and a double radiator.

### LIVING ROOM

**14'2" x 12'8" (4.340 x 3.878)**

Wood laminate flooring and a double radiator.

### REAR HALL

Wood laminate flooring, double wood imitation PVC door to rear garden, large under stairs storage cupboard.



## FIRST FLOOR LANDING

Storage cupboard with integrated shelving.

## BEDROOM 1

13'3" x 9'7" (4.058 x 2.935)

Double radiator.

## BEDROOM 2

13'0" x 9'9" (3.973 x 2.979)

Integrated storage cupboard with shelving and sliding door, loft access, wood laminate flooring and Double radiator.

## BEDROOM 3

9'7" x 7'8" (at max) (2.931 x 2.349 (at max))

Wood laminate flooring and a double radiator.

## FAMILY BATHROOM

7'8" x 5'6" (2.346 x 1.700)

Modern white suite comprising of a 'p' shaped panel bath with chrome mixer tap, shower attachment, 'Redring Pure' thermostatic shower over with partially glazed screen, WHB with 'mono-bloc' chrome tap, Low flush push button WC, Fully tiled floor and walls, Low voltage down lights, Chrome towel radiator, PVC panelled ceiling.

## OUTSIDE REAR

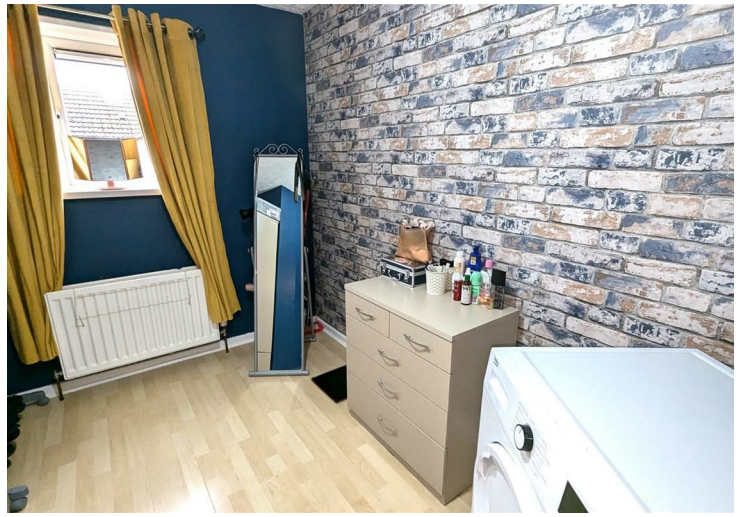
Fully enclosed and fully paved garden offering excellent sun orientation, 6ft timber fencing and wall, Pedestrian gate to side, Raised timber decking, Outside light.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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

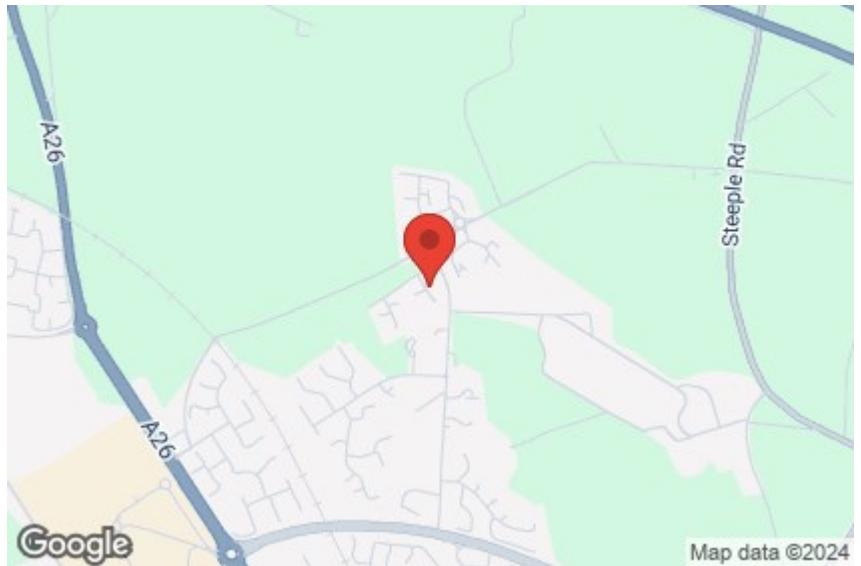






### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>73</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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