

35 Oakdale Manor, Antrim, BT41 1QA



PRICE Offers Over £164,950

We are delighted to offer for sale this well presented and deceptively spacious three bedroom semi-detached house occupying a generous end of cul-d-sac position in this sought after residential development close to Antrim town centre and all local amenities and transport facilities. Finished to a high standard throughout to include for a composite double glazed door with sidelight to welcoming entrance hall, ground floor W/C, high quality kitchen units with integrated mid level oven and grill and a four ring halogen hob. A PVC double glazed stable door to the rear overlooking the partially enclosed rear garden offering excellent sun orientation and access to generous garage with full electrics and lighting. With two spacious reception rooms and three well proportioned bedrooms to include Master with an ensuite shower room, this property is likely to appeal to first time buyers or those in need of space to accommodate a growing family.

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 / Ground floor W/C
- Living room with feature electric fire (easily converted to an open fire) ornate mahogany surround
- Dining room / snug with dual aspect windows / wood laminate flooring
- Solid oak 'shaker style' high and low level units with integrated pull out and rotational shelving, contrasting worktops and stainless steel handles
- PVC double glazed Stable door from kitchen to rear garden
- First floor landing / Shelved storage cupboard / Access to fully floored loft with a pull down ladder
- Three well proportioned bedrooms / Master with en-suite
- Double glazed composite front door with sidelight to welcoming entrance hall
- PVC Double glazed windows / Gas -fired central heating / PVC fascia and soffits
- Perfect for first time buyers and young families alike

ACCOMMODATION

OUTSIDE FRONT

Neat lawn and mixed stone driveway to side with space for up to two cars.

ENTRANCE HALL

Double glazed composite front door with sidelight to a welcoming entrance hall, staircase to first floor with handrail. Wood laminate flooring and a double radiator.

GROUND FLOOR WC

White suite comprising a pedestal wash hand basin with stainless steel hot and cold taps. Low flush push button WC. Wood laminate flooring.

KITCHEN / INFORMAL DINING

16'8" x 8'2" (5.091 x 2.495)

Solid oak 'shaker style' high and low level kitchen units with integrated pull out and rotational shelving, contrasting worktops and stainless steel handles. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a mid level combination oven and grill, four ring halogen hob with glass splash-back, stainless steel pyramid style overhead extractor fan, fridge freezer, dishwasher and built in microwave. Over counter lighting Fully tiled floor. Storage cupboard with a combination gas boiler and a double radiator.

PVC double glazed stable door to rear;

DINING ROOM / SNUG

9'8" x 8'9" (at max) (2.969 x 2.674 (at max))

Dual aspect windows. Wood laminate flooring and a double radiator.

LIVING ROOM

16'5" x 11'1" (at max) (5.017 x 3.392 (at max))

Feature electric fireplace (easily converted to an open fire) with a tiled hearth and an ornate mahogany surround. Under stairs storage. Wood laminate flooring, Double radiator.

FIRST FLOOR LANDING

Shelved storage cupboard and access to fully floored loft with a pull down ladder.

BEDROOM 1

12'11" x 10'0" (3.949 x 3.049)

Dual aspect windows to include a feature bay window. Integrated storage cupboard with built in shelving and rails. Single radiator.

EN-SUITE

Modern white suite to include, corner shower unit with PVC panelling, partially glazed sliding doors and a chrome wall mounted mains shower. Pedestal wash hand basin with a chrome mixer tap. Low flush push button WC. Extractor fan. Gable window and a single radiator.

BEDROOM 2

10'11" x 8'2" (3.342 x 2.510)

Single radiator.

BEDROOM 3

9'0" x 8'2" (2.765 x 2.502)

Single radiator.

FAMILY BATHROOM

9'5" x 5'7" (at max) (2.890 x 1.723 (at max))

White three piece suite comprising of a panel bath with hot and cold stainless steel taps, anti-slip base and a tiled splash-back. Pedestal wash hand basin with stainless steel hot and cold tap. Low flush push button WC. Extractor fan and a single radiator.

GARAGE

17'11" x 9'1" (5.464 x 2.791)

Manually operated roller door and plumbed for washing machine. Full electrics and lighting. Door to;

OUTSIDE REAR

Partially enclosed rear garden offering excellent sun orientation. Low maintenance with mixed stone bedding. 6Ft Timber fencing. Outside tap and light.

IMPORTANT INFORMATION FOR ANY POTENTIAL BUYERS

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	72	72
(55-68) D		
(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

IQ
 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.

PRS Property Redress Scheme