

53 Birch Hill Park, Antrim, BT41 1DE



PRICE Offers Over £99,950

This is a superb opportunity for those looking for a well appointed three bedroom mid terraced house occupying an superb position and with excellent privacy to the rear.

The property benefits from an open aspect to the front and private rear garden, PVC double glazed windows and gas-fired central heating together with 'Country' style kitchen units with integrated hob and low level combination oven and grill.

This property boasts low maintenance gardens to the front and rear together with PVC fascia and soffits.

Chain free and likely to appeal to a wide range of potential purchasers. Early viewing strongly recommended

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Antrim
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Ballyclare
51 Main Street
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Open aspect to the front
- Entrance with staircase to first floor
- Living room 17'7" x 12'10" (at max) with media wall and double doors too:
- Kitchen 17'4" x 9'3" with 'Country' style high and low level units
- Integrated low level combination Oven/grill / Space for 'American style' fridge freezer (current unit can be discussed as an additional purchase)
- First floor landing
- Three well proportioned bedrooms all with built in storage
- Low maintenance and private rear garden
- PVC soffits and fascia boards / PVC double glazed windows and external doors / Gas fired central heating
- Excellent opportunity for first time buyers and investors alike

ACCOMMODATION

OUTSIDE FRONT

Fully enclosed front garden with four foot timber fencing and pedestrian gate. Raised brick built flower bedding. Paved pathway to front door.

ENTRANCE

PVC double glazed door to entrance with wood laminate flooring. Staircase to first floor with moulded handrail and painted balustrading. Open too:

LIVING ROOM

17'7" x 12'10" (at max) (5.374 x 3.921 (at max))

Wood laminate flooring. Double radiator. Media wall. Two panel double doors to:

KITCHEN INTO INFORMAL DINING

17'4" x 9'3" (5.307 x 2.826)

(AT MAX) Full range of light grey high and low level kitchen units with complimentary work tops and splash back tiling. Integrated low level combination oven and grill with hooded over head extractor fan. Space for washing machine, tumble dryer and "American" style fridge freezer. Under stair storage cupboard. Wood laminate floor. Double radiator.

FIRST FLOOR LANDING

Access to loft. Storage with "Vaillant" combi gas boiler and shelving.

BEDROOM 1

10'10" x 10'6" (3.309 x 3.203)

Wood laminate floor. Integrated storage cupboard. Single radiator.

BEDROOM 2

11'9" x 9'0" (3.605 x 2.757)

Wood laminate floor. Integrated storage cupboard. Single radiator.

BEDROOM 3

8'9" x 8'4" (2.687 x 2.555)

Over stair storage. Wood laminate floor. Single radiator.

BATHROOM

6'4" x 5'7" (1.945 x 1.715)

Modern white suite comprising a panel bath with chrome hot and cold taps with "Triton Enrich" thermostatic shower over. Pedestal wash hand basin with chrome hot and cold taps. Low flush push button WC. Mostly tiled walls and fully tiled floor.

OUTSIDE REAR

Partially enclosed front garden. Concrete drive. Timber pedestrian gate to private built gazebo with corrugated PVC roof. Outside tap and light. Outside storage cupboard. PVC double glazed door to:

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

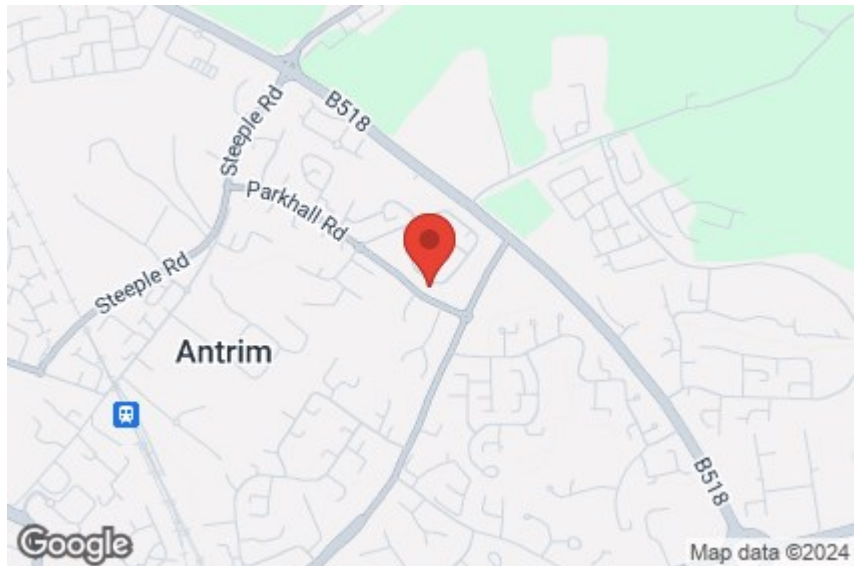
Please note, none of the services or appliances have been tested at this property





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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