

1 Millhouse Avenue, Antrim, BT41 2UZ



PRICE Offers Over £159,950

This is an excellent opportunity for first time buyers and those with a young family to purchase a well presented end town house with excellent sun orientation and off street, side by side parking for two cars occupying a prominent position on the periphery of this sought after residential development and overlooking a well maintained green area to the front and amenity space adjacent to the historic Round Tower to the rear. Finished to a good standard both inside and out, this property boasts generous accommodation at an affordable price. 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 staircase to first floor
- Ground floor W/C
- Living room 14'10 x 11'4 with feature painted rustic fire surround
- Kitchen with informal dining area
- Full range of black "Shaker" style high and low level units / Integrated oven and hob
- First floor landing
- Three bedrooms
- Bathroom with modern white suite to include panel bath and separate fully tiled corner shower cubicle
- PVC double glazed windows / Oil-fired central heating
- Tarmac side by side parking for two cars / Fully enclosed rear garden with excellent sun orientation

ACCOMMODATION

Hard wood 4 panel door to;

ENTRANCE HALL

Staircase to first floor with moulded hand rail and turned balustrade.

GROUND FLOOR W/C

Modern white suite comprising low flush W/C and half pedestal wash hand basin with floor to ceiling splash back and mixer taps. Fully tiled floor. Extractor fan. Single radiator

LIVINGROOM

14'10 x 11'4 (4.52m x 3.45m)

Open fire with painted rustic fire surround and part polished cast iron inset. Polished granite hearth. Single radiator.

KITCHEN WITH INFORMAL DINING AREA

22'5 x 8'2 (6.83m x 2.49m)

Full range of 'Shaker' style high and low level units with chrome handles. Contrasting wood effect work surfaces and 1 1/2 bowl single drainer stainless steel sink unit with mixer taps. Integrated 4 ring halogen hob with low level combination oven and grill. Breakfast bar. Plumbed for washing machine. Space for fridge freezer. Fully tiled floor and part tiled walls to work surfaces. Hard wood double glazed door to rear. Low voltage down lights. Double radiator.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

11'8 x 11'4 (3.56m x 3.45m)

(max) Double radiator.

BEDROOM 2

11'8 x 8'3 (3.56m x 2.51m)

(max) Double radiator.

BEDROOM 3

9'2 x 6'9 (2.79m x 2.06m)

Double radiator.

BATHROOM

10'5 x 6'7 (3.18m x 2.01m)

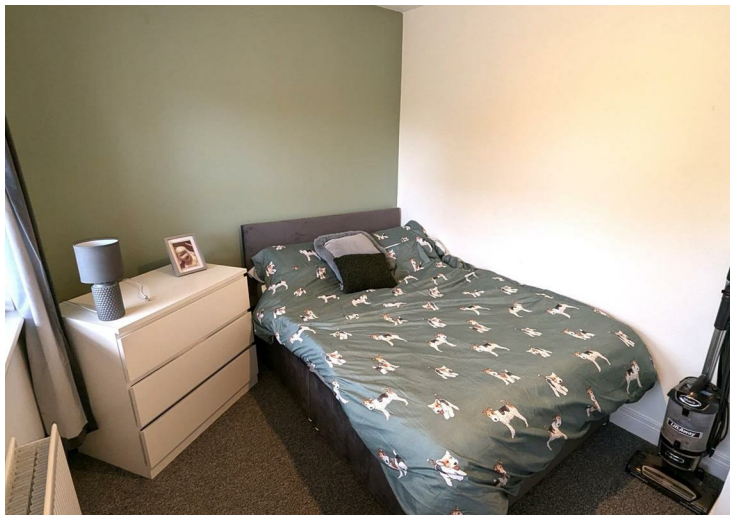
(max) Modern white suite comprising panel bath with mixer taps and shower attachment. Tiled splash back. Low flush W/C and pedestal wash hand basin with floor to ceiling tiled splash back and mixer taps. Fully tiled corner quadrant shower cubicle with sliding cubicle doors and "Mira Vie" electric shower unit. Fully tiled floor. Extractor fan. Hot press with insulated copper cylinder and immersion heater. Shelving above.

OUTSIDE

Tarmac drive to front with side by side off-street parking for two cars. Paved pathway to front. Timber pedestrian gate to side with paved pathway to fully enclosed garden to rear in paved patio and neat lawn. View to Round Tower. Galvanised prefabricated oil-fired boiler house. 6Ft timber fencing. Superb sun orientation and privacy. PVC oil tank. Outside tap and light.

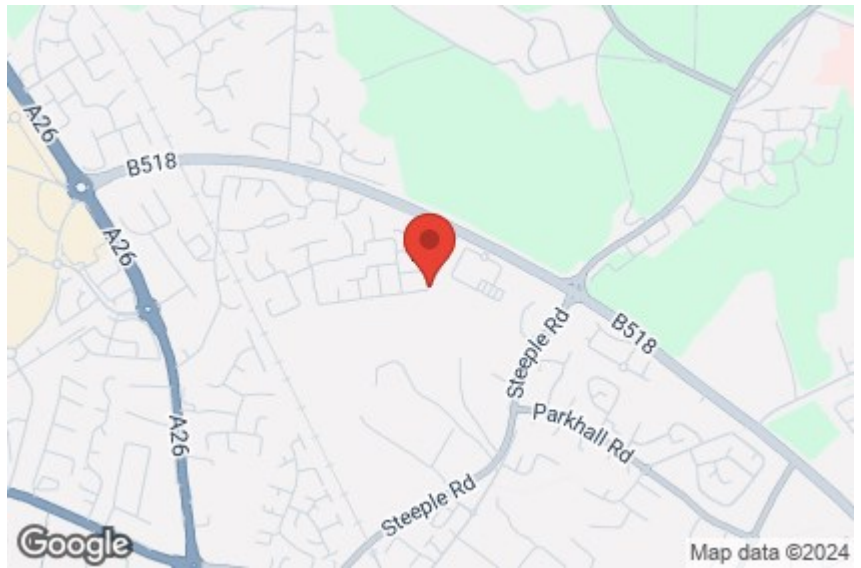
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

Please note, none of the appliances or services 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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