

128 Raceview, Muckamore, Antrim, BT41 4QB



PRICE Offers Over £84,950

This is an incredibly rare opportunity to purchase a partially renovated two storey former mill workers property in sought after Raceview occupying a semi-rural location close to Antrim town and Muckamore where most amenities and transport facilities are readily accessible. The property has benefited from a host of major works to include a complete overall of the shower room with a luxury modern white suite, walk-in shower and fully tiled walls. In addition a new waste to allow for the shower and all piping replaced at the same time, new ceilings to the master bedroom and kitchen, a new electricity consumer unit installed in September 2024 and further upgrades. With gas fired central heating and a modern kitchen giving this the potential to be an incredibly comfortable home ideally suited to the first time buyer and investor alike.

Early viewing strongly recommended.

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Tel: (028) 9083 0803



FEATURES

- Open plan entrance too:
- Living room with feature fireplace open too;
- Kitchen with a range of cream 'Shaker' high and low level units
- Integrated four ring hob and combination oven/grill
- First floor landing
- Two well proportioned bedrooms
- Recently installed luxury shower room with walk in shower
- Mostly PVC double glazed windows / Gas-fired central heating
- Private drive to front with space for two cars
- Excellent opportunity for first time buyers and investors alike

ACCOMMODATION

Private driveway with space for up to two cars. Wrought iron rails and pedestrian gate to fully enclosed and mostly paved front garden. Outside light.

ENTRANCE / OPEN PLAN LIVING ROOM

18'1" x 12'3" (5.524 x 3.746)

Staircase to first floor with handrail and turned balustrading. Feature fireplace with Oak surround, Cast iron inset and polished granite hearth. Two double radiators.

KITCHEN

8'10" x 7'2" (at max) (2.704 x 2.194 (at max))

Full range of high and low level cream 'Shaker' style kitchen units with complimentary worktops and splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated low level combination oven/grill. Four ring halogen hob with concealed overhead extractor fan. Space for fridge freezer and washing machine. Fully tiled floor. Low voltage downlights. Single radiator. Door to rear courtyard.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

10'1" x 8'5" (at max) (3.096 x 2.574 (at max))

Integrated storage cupboard with sliding mirrored doors.
Single radiator.

BEDROOM 2

6'8" x 6'11" (2.05 x 2.125)

Double radiator.

SHOWER ROOM

6'3" x 7'11" (at max) (1.919 x 2.437 (at max))

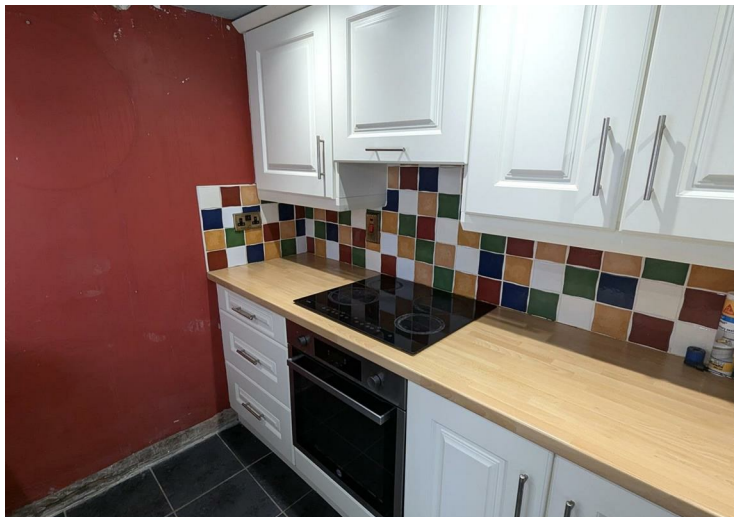
Recently installed luxury shower room comprising a walk in mains shower with glazed screen. Wash hand basin with 'monobloc' chrome mixer tap and storage below. Low flush push button WC. Fully tiled walls. Hot press with 'Worcester' combi gas boiler. Single radiator.

OUTSIDE REAR

Fully enclosed rear yard with newly installed timber pedestrian gate to rear alley for bin access. 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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(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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