

## 1 Tower Way, Antrim, County Antrim, BT41 1EP



### PRICE Offers Over £129,950

This is an excellent opportunity for First Time Buyers and Investors alike to purchase a well presented and extended three bedroom end terraced house with large attached garage occupying a prime site in a sought after part of this estate close to the top of the town and within easy access of most local amenities and transport facilities. Benefiting from grey external/ white internal uPVC double glazed windows and gas fired central heating, this well extended property boasts a generous kitchen open to spacious dining area together with open plan rear hall and utility area with ground floor W/C and access to a large attached garage 20'0 x 19'8 making this the ideal property for the growing family or the car enthusiast. Only on full internal inspection can one begin to appreciate the quality of this well proportioned family home.

Early viewing strongly recommended.

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## FEATURES

- Extended entrance porch with hardwood double glazed windows / Open to inner hallway with staircase to first floor
- Living room 20'4 x 12'0 with feature media wall with LED lighting and integrated electric fire
- Kitchen extension with full range of high and low level units / Integrated oven and hob
- Informal dining
- Rear hall open to spacious utility area and ground floor W/C
- First floor landing
- Three well proportioned bedrooms / All with wood laminate floors and built-in wardrobes
- Recently installed Bathroom with modern white suite to include free standing bath
- Grey external white internal double glazed windows / Composite external doors / Gas fired central heating
- Attached garage 20'0 x 19'8 / Large site with gardens to front and side / Enclosed yard area to rear with block built shed

## ACCOMMODATION

Composite entrance door with double glazed inset and double glazed sidelights to;

### SPACIOUS ENTRANCE HALL

Wood laminate floor. Double radiator. Staircase to first floor.

### LIVING ROOM

**20'3" x 10'5" (6.197 x 3.189)**

Feature media wall with imitation electric log fire. LED lighting in shelved insets. LED wall light. Wood laminate floor. Double radiator.

### KITCHEN INFORMAL DINING

**20'8" x 18'6" (6.3m x 5.64m)**

Full range of painted high and low level units with contrasting work surfaces and single drainer stainless steel sink unit with mixer taps. Four ring halogen hob with stainless steel pyramid style overhead extractor fan. Low level combination oven and grill. Fully tiled floor. Low voltage down lights. Double radiator. Door to integrated garage.

### REAR HALL INTO UTILITY

Meter cupboard. Wood laminate floor. uPVC door with double glazed portlight to rear. Open to;

## UTILITY

12'3 x 12'0 (3.73m x 3.66m)

(max) "Belfast" style sink. Work surfaces. Plumbed for washing machine and space for dryer. Space for fridge freezer. Wood laminate floor.

## GROUND FLOOR W/C

White low flush W/C and feature wash hand basin with mixer taps. Fully tiled floor. Extractor fan.

## FIRST FLOOR LANDING

Access to loft. Walk-in storage/ linen cupboard.

## BEDROOM 1

12'9 x 9'0 (3.89m x 2.74m)

Wood laminate floor. Double door to built-in wardrobe. Dual aspect windows. Single radiator.

## BEDROOM 2

11'4 x 11'3 (3.45m x 3.43m)

(max) Wood laminate floor. Double door to built-in wardrobe. Single radiator.

## BEDROOM 3

12'0 x 8'10 (3.66m x 2.69m)

(max) Wood laminate floor. Double doors to built-in wardrobe. Single radiator.

## BATHROOM

7'3" x 6'10" (2.235 x 2.101)

(at max) Recently installed luxury white suite to include a free standing double ended bath with chrome mixer tap and shower attachment. Pedestal wash hand basin with chrome hot and cold taps, a corner low flush push button WC. Extractor fan. LED spot lights. Fully tiled walls and floors. Chrome heated towel radiator.

## OUTSIDE

Timber double gates to concrete drive with parking 2 cars. Garden to front and side in lawns with mature conifers and timber fencing. Pavier brick pathway and garden in lawn.

## INTEGRAL GARAGE

20'0 x 19'8 (6.10m x 5.99m)

Up and over door. Power and light. Gas fired boiler. Service door to rear.

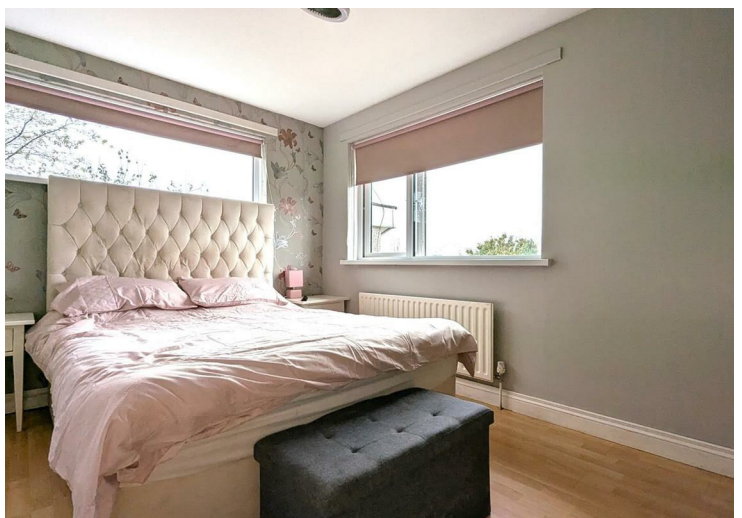
Enclosed yard area to rear in concrete with paved pathway and patio. Timber fencing and pedestrian gate. Outside tap.

## ATTACHED BLOCK BUILT STORE

10'11 x 5'2 (3.33m x 1.57m)

## 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>73</b>	<b>75</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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