

17 Queens Road, Antrim, BT41 1AL



PRICE Offers Over £89,950

This is an ideal opportunity for First Time Buyers and Investors alike to purchase a deceptively spacious three bedroom end terraced house occupying a good position with open aspect to both front and rear. Upgraded over the years to include for PVC double glazed windows and external doors together with gas fired central heating and more recently a reconfigured bathroom and installation of a modern white suite plus externally, extensive hard landscaping to the rear with feature paving to the path and generous patio taking full advantage of the excellent sun orientation.

Only on full internal inspection can one begin to appreciate the potential of this superb family home. Early viewing strongly recommended.

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FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor / Part glazed double doors to;
- Living room 13'5 x 11'4 with wood laminate floor
- Kitchen with informal dining area / PVC double glazed door and matching side light to rear / Access to under stair storage
- Full range of grey painted high and low level units / Space for cooker and fridge freezer / Plumbed for washing machine
- First floor landing with access to loft / Large walk-in storage cupboard / Former hotpress with gas fired boiler
- Three well proportioned bedrooms / All with built-in wardrobes and wood laminate floors
- Bathroom with modern white suite to include panel bath with feature mixer taps and shower attachment
- PVC double glazed windows and external doors / Gas fired central heating
- Hexagonal paved front forecourt / Fully enclosed and recently hard landscaped rear yard with feature paved pathway and substantial patio
- Excellent sun orientation with open aspect to the rear / Superb opportunity for first time buyers and investors alike

ACCOMMODATION

Recessed entrance with tiled step. PVC double glazed and leaded entrance door to:

ENTRANCE HALL

Wood laminate floor. Single radiator. Stair case to first floor. Double part bevelled glass doors to:

LIVING ROOM

13'5 x 11'4 (4.09m x 3.45m)

Wood laminate floor. Double radiator.

KITCHEN WITH INFORMAL DINING

17'8 x 11'4 (5.38m x 3.45m)

Full range of grey painted high and low level units with complimentary work surfaces. Single drainer stainless steel sink unit and mixer taps. Part tiled walls to work surfaces. Wood laminate floor. Low voltage down lights. Double radiator. Access to under stair store room. PVC double glazed and leaded glass door with double glazed side lights to rear.

FIRST FLOOR LANDING

Access to loft. Large walk-in storage cupboard. Former hot press with tank removed and wall mounted gas fired boiler installed.

BEDROOM 1

11'4 x 11' (3.45m x 3.35m)

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

BEDROOM 2

11'4 x 10'4 (3.45m x 3.15m)

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

BEDROOM 3

8'3 x 7'2 (2.51m x 2.18m)

Sliding door to built-in wardrobe. Wood laminate floor. Single radiator.

BATHROOM

8'4 x 6'5 (2.54m x 1.96m)

Modern white suite comprising paneled bath with feature mixer taps and shower attachment. Glazed screen. Push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Anti slip tiled effect floor. PVC paneling to bath area. Extractor fan. Polished chrome heated towel radiator.

OUTSIDE

Low level timber fencing and pedestrian gate to hexagonal paved forecourt at front. Timber pedestrian gate to fully enclosed garden to rear in feature paved pathway and patio area with matching rear steps. 6Ft. timber fencing. Outside tap and light. Excellent sun orientation.

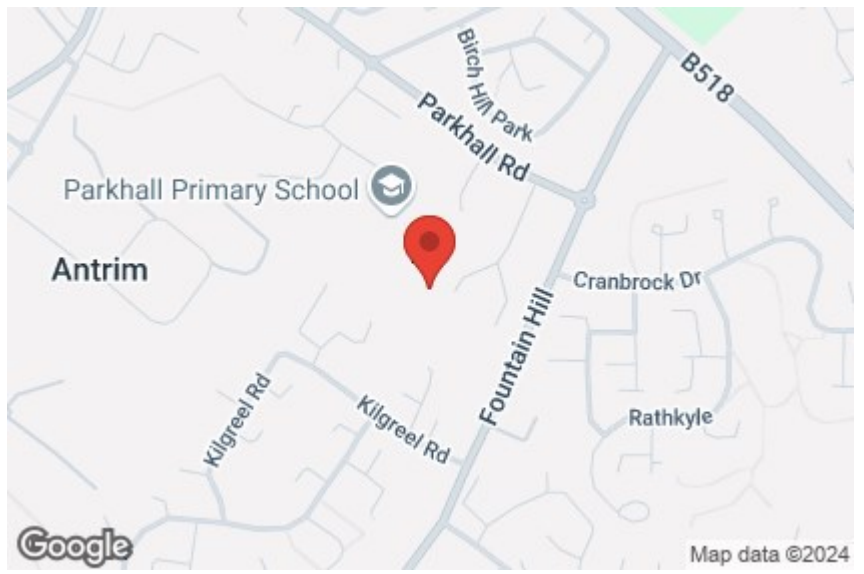
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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	74
(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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