

5 Craighill, Antrim, BT41 1PR



PRICE Offers Over £109,950

This is an excellent opportunity for the first time buyer, growing family and investor alike to purchase a well presented and extended three bedroom end terrace house in close proximity to a host of local amenities, schools and public transport routes.

Accommodation comprises of spacious lounge with feature glass fronted fireplace, fully fitted kitchen with beautiful 'French blue' double Shaker style high and low level kitchen units and 'Butcher Bloc' worktops along with three well proportioned bedrooms.

With the dwelling further boasting recent redecoration, a gravel driveway to the front, oil fired central heating and low maintenance gardens to the front, side and rear with exceptional privacy, we recommend early viewing to avoid disappointment.

>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 fully tiled floor / Staircase to first floor
- Living room 13'3" x 8'9" with feature glass fronted fireplace
- Kitchen with full range of "French Blue" coloured high and low level units with 'Butcher Bloc' worktops and bevelled white splashback tiling
- Integrated oven, hob and fridge freezer
- First floor landing
- Three well proportioned bedrooms
- Ground floor shower room with modern white suite
- PVC double glazed window / Oil-Fired central heating
- Large corner site with private back garden
- Excellent opportunity for first time buyers and investors alike

ACCOMMODATION

ACCOMMODATION

Enclosed front garden with 4 Ft timber fencing and pedestrian gate to paved pathway to front door. Double gates to gravel driveway for 2 cars. Mixed stone bedding. Paved patio. Double glazed four panel composite doors to:

ENTRANCE HALL

Stair case to first floor with hand rails and turned balustrading. Fully tiled floor. Double radiator.

GROUND FLOOR SHOWER ROOM

Modern white suite comprising an enclosed shower with "Drench" shower head, secondary attachment and partially glazed sliding doors. A "vanity" wash hand basin with "monobloc" chrome mixer tap and storage below. Low flush WC. Fully tiled walls and floor. Gable window. Single radiator.

LIVING ROOM

13'3" x 8'9" (4.064 x 2.671)

Feature glass fronted fire place with tiled surround and solid wood mantle. Two single radiators. Storage cupboard.

KITCHEN

6'11" x 15'8" (2.109 x 4.782)

Fully fitted range of "French" blue double "Shaker" style high and low level units with bronze handles "Butcher bloc" work tops and bevelled white splash back tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob and concealed over head extractor fan, mid level combi oven and grill, fridge freezer and space for a washing machine. Over counter lighting. Glass panel door to:

TIMBER BUILT EXTENSION

With electrics and lighting. Gas fired imitation coal burner.
Door to rear garden. Space for tumble dryer.

FIRST FLOOR LANDING

Access to loft. Gable window.

BEDROOM 1

12'8" x 10'0" (3.877 x 3.067)

Single radiator.

BEDROOM 2

8'11" x 7'2" (2.735 x 2.206)

Single radiator.

BEDROOM 3

10'3" x 8'3" (3.144 x 2.525)

Single radiator.

OUTSIDE REAR

Fully enclosed rear garden offering excellent privacy. Large paved patio with mixed stone borders leading to timber built gazebo. PVC oil tank. Brick built boiler house. Paved pathway to side leading to hot tub house with wrought PVC roof, lighting and timber hut. 6 Ft privacy timber fencing and pedestrian gate to front. PLEASE NOTE: HOT TUB CAN BE DISCUSSED.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

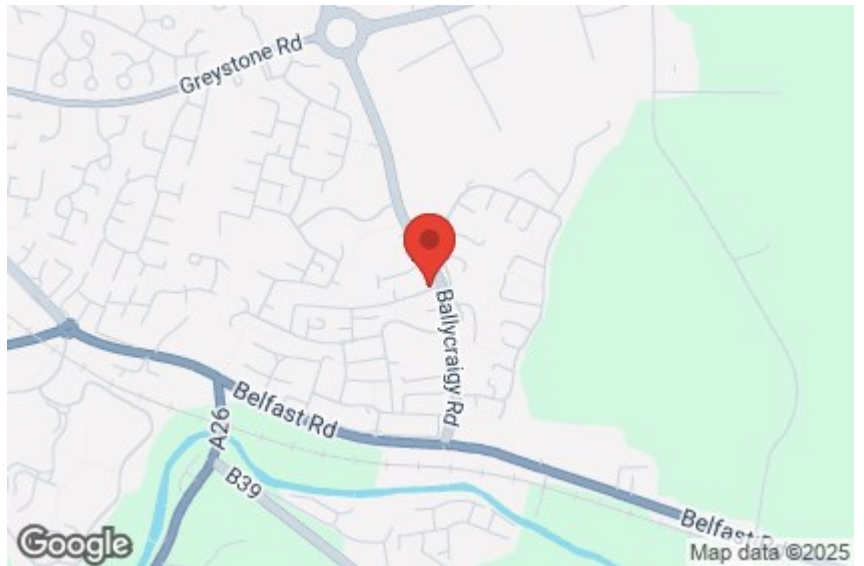
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



Mortgage IQ

Talk to one of our advisers today

12 Church Street, Antrim, Co. Antrim, BT41 4BA
 T: 028 9417 0000
 E: antrim@mortgageIQ.co.uk

IQ
 WE KNOW WHAT IT TAKES

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme