

## 61 Craighill, Antrim, BT41 1PS



### PRICE Offers Over £89,950

This is an excellent opportunity to purchase an exceptionally well presented three bedroom mid terraced house occupying an elevated site with superb views towards open countryside. Benefitting from a kitchen extension with modern 'Walnut' effect units, oil-fired central heating and PVC double glazed windows and external doors this property is the ideal home for any discerning first time buyer looking for a quality finish at an affordable price. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor
- Living room with feature fire recess
- Dining room with open square archway to;
- Kitchen extension with full range of 'Walnut' effect high and low level units
- Rear hall with large storage cupboard
- Three first floor bedrooms / One with built-in wardrobe
- Bathroom with white suite to include electric shower over bath
- PVC double glazed windows and external doors / Oil-fired central heating
- Fully enclosed gardens to the front and rear
- Views toward open countryside

## ACCOMMODATION

### ENTRANCE

Pitched And Tiled Entrance Canopy. Oak effect PVC entrance door with double glazed portlight to:

### ENTRANCE HALL

Fully tiled floor. Staircase to first floor.

### LIVING ROOM

12'7" x 11'5" (3.84 x 3.48)

Feature fire recess (can be re-opened) . Wood laminate floor. Meter cupboard. Double radiator.

### DINING ROOM

8'4" x 6'4" (2.54 x 1.93)

Hot press with insulated copper cylinder and "Willis" type immersion heater. Shelving above. Under stair storage. Double radiator. Open square archway to:

### KITCHEN EXTENSION

8'6" x 8'1" (2.59 x 2.46)

Full range of walnut effect high and low level units with long chrome handles and contrasting worksurfaces. 1 1/2 bowl single drainer stainless steel sink unit with mixer taps. Space for cooker with feature glass and stainless steel over-head extractor fan. Plumbed for washing machine and space for fridge freezer. Part tiled walls to work surface. Access to loft.

## REAR HALL

PVC double glazed door to rear. Half wood stripped walls

## LARGE STORAGE CUPBOARD

Shelving

## FIRST FLOOR LANDING

Access to loft

## BEDROOM 1

11'9" x 9'2" (3.58 x 2.79)

Wood stripped floor. Door to built in wardrobe. Single radiator

## BEDROOM 2

10'1" x 8'1" (3.07 x 2.46)

Wood laminate floor. Single radiator.

## BEDROOM 3

10'7" x 7'0" (3.23 x 2.13)

(max) Over stair storage cupboard. Single radiator.

## BATHROOM

White suite comprising panel bath with 'Triton' electric shower over, low flush WC and wash hand basin. Part tiled walls and part wood stripped walls. Extractor fan. Double radiator.

## OUTSIDE

Garden to front in neat lawn and paved pathway. Low level timber fencing. Access to rear via shared passage way. Timber pedestrian gate to: Fully enclosed yard to rear with raised patio area and neat lawn. Prefabricated oil-fired boiler house. PVC Tank. 6ft timber fencing. Timber gate to rear. Outside light.

## SHED

7'11" x 5'11" (2.41 x 1.80)

Power and light.

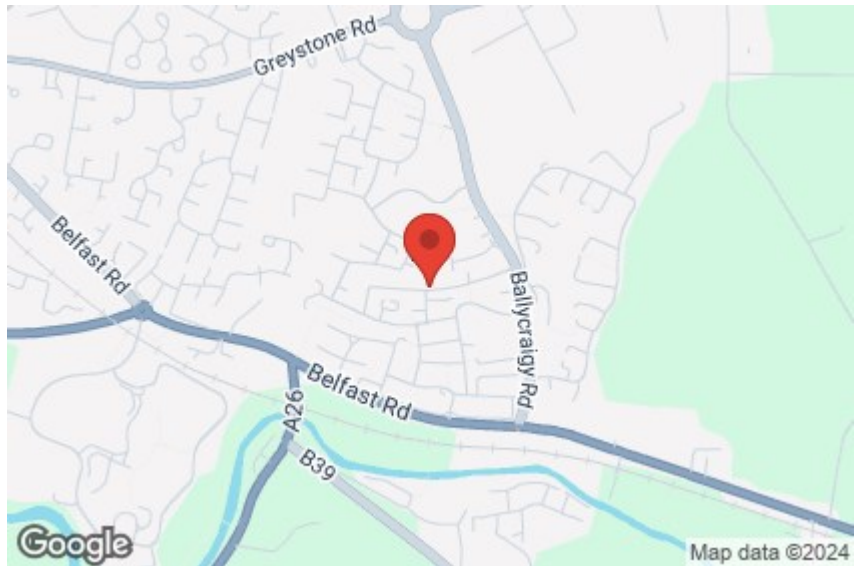
## IMPORTANT NOTE FOR ALL POTENTIAL PURCHASERS;

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





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



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