

14 Crossreagh Drive, Antrim, BT41 1LJ



PRICE Offers Over £94,950

This is an excellent opportunity for the investor and First Time Buyer alike to purchase a deceptively spacious three bedroom end terraced house with large garden and semi-detached garage occupying a superb position with excellent sun orientation in this sought after part of Stiles, close to all local amenities and transport facilities. The property benefits from mahogany effect PVC double glazed windows and oil-fired central heating.

Only on full internal inspection can one begin to appreciate the quality of this superb family home.

Early viewing strongly recommended.

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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

- PVC double glazed entrance porch open to;
- Entrance hall with staircase to first floor
- Living room 15'5 x 10'5 with open fire and electric coal effect inset
- Kitchen with full range of wooden high and low level units / Integrated oven and hob. Open Archway too:
- Dining Room 9'6 x 9'4
- First floor landing
- Three well proportioned bedrooms / Two with built-in storage
- Bathroom with white suite to include panel bath with electric shower over
- Mahogany effect PVC double glazed windows and external doors / Oil-fired central heating
- Large site with extensive gardens to front and side / Enclosed and paved rear yard area / Semi-detached garage

ACCOMMODATION

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Open front garden with paved pathway to front doors. Mature hedging and lawns. Side access to rear leading to:

ENTRANCE PORCH

4'9 x 3'4 (1.45m x 1.02m)

PVC wood imitation front door to porch. Fully tiled floor. Stair case to first floor with hand rail on either side.

LIVING ROOM

15'9" x 10'5" (4.813 x 3.177)

Feature open fireplace with electric coal effect inset, tiled hearth, surround and mahogany mantle. Single radiator.

REAR HALL

Large under stair storage cupboard. Electric meter cupboard. Fully tiled floor. Wood imitation double glazed PVC door to rear.

KITCHEN

9'11" x 9'4" (3.032 x 2.869)

Full range of cream high and low level kitchen cabinets with complimentary work tops and splash back tiling. Display cabinets. One and a quarter bowl sink unit with chrome mixer tap. Integrated four ring halogen hob with concealed over head extractor fan. Mid level double oven/grill. Space for washing machine and fridge freezer. "Eyeball" down lights. Fully tiled floor. Open archway to:

DINING ROOM

9'6 x 9'4 (2.90m x 2.84m)

Double radiator.

FIRST FLOOR LANDING

Access to loft. Double radiator above stairs.

BEDROOM 1

11'9 x 9'9 (3.58m x 2.97m)

Integrated storage cupboard. Single radiator.

BEDROOM 2

11'8 x 10'8 (3.56m x 3.25m)

Single radiator.

BEDROOM 3

10'8 x 7'11 (3.25m x 2.41m)

(max) Integrated storage cupboard. Single radiator.

BATHROOM

9'8 x 7'10 (2.95m x 2.39m)

White suite comprising a tiled panel bath with stainless steel hot and cold taps and "Triton Amber 3" thermostatic shower over with glazed screen. Pedestal wash hand basin with stainless steel hot and cold taps and storage below. Low flush WC. Hot press with insulated copper cylinder. Fully tiled walls and floor. Single radiator.

OUTSIDE REAR

Mostly enclosed and fully paved rear garden. PVC oil tank. Boiler house. Timber fencing. Outside light. Cast iron gates leading to:

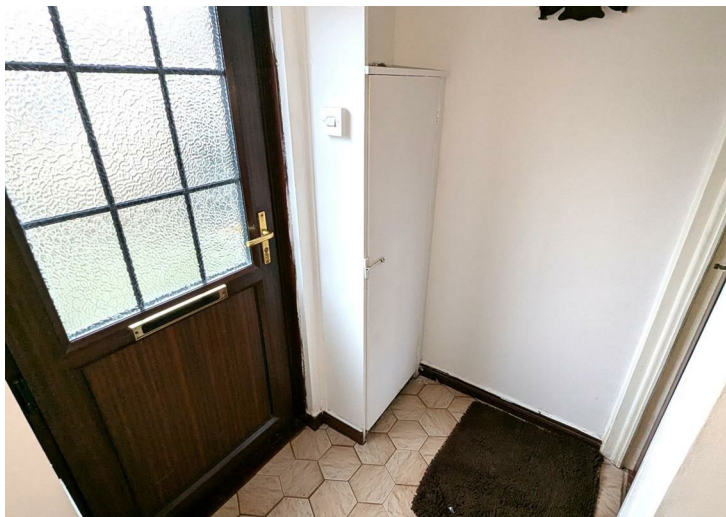
SEMI DETACHED GARAGE

17'11" x 8'9" (5.464 x 2.672)

Up and over door. Electrics and lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

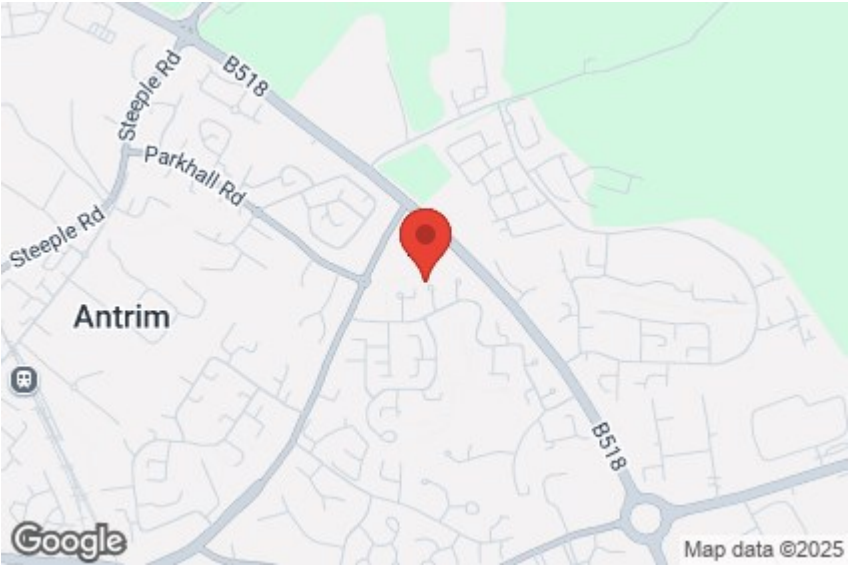
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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