

## 16 Farmhill, Antrim, BT41 1NW



### PRICE Offers Over £87,500

This is an excellent opportunity for First Time Buyer's and Investor's alike to purchase a deceptively spacious three bedroom mid terraced house in a sought after part of the Ballycraigie estate on the outskirts of Antrim town. Priced to reflect the need for some modernisation this property offers those with the desire to finish out the home to their own specification the opportunity to do so with the basis of a well proportioned house extending to 685 Sq.Ft.. due to the upper floor being larger than the ground floor. With potential off street parking to the front and a fully enclosed garden to the rear in neat lawn and paved patio area this property is likely to appeal to those with a young family.

Only on full internal inspection can one begin to appreciate the potential of this excellent opportunity.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living Room 13'2 x 9'11 Open fire with back boiler / Brick fire surround and tiled hearth / Wood laminate floor
- Kitchen 16'5 x 16'0 Full range of linen effect high and low level units
- First floor landing with access to loft
- Three well proportioned bedrooms / One with built-in over-stair storage
- Bathroom with coloured suite to include panel bath and low flush W/C
- Hardwood single glazed windows / Oil-fired central heating
- Garden to front in neat lawn, paved pathway and patio area (potential for off street parking)
- Shared entry to fully enclosed rear garden in neat lawn and paved patio / Brick built store / boiler house 8'1 x 6'2
- Excellent opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

Hardwood single glazed entrance door and sidelight to;

### ENTRANCE HALL

Wood laminate floor. Staircase to first floor. Louvred door to under-stair storage. Single radiator.

### LIVING ROOM

**13'2 x 9'11 (4.01m x 3.02m)**

(max) Open fire with back boiler, brick surround and tiled hearth. Raised TV plinth with open display and enclosed meter cupboard. Double doors to storage cupboard with overhead lockers. Wood laminate floor. Double radiator.

### KITCHEN

**16'5 x 16'0 (5.00m x 4.88m)**

Full range of linen effect high and low level units with wood trim and complimentary work-surfaces. Single drainer stainless steel sink unit with mixer taps. Space for cooker with pull-out overhead extractor. Space for fridge freezer and plumbed for washing machine. Part tiled walls to work surface. Hardwood single glazed door to rear. Single radiator. Mostly glazed door to entrance hall.



## FIRST FLOOR LANDING

Access to loft.

## BEDROOM 1

12'1 x 9'0 (3.68m x 2.74m)

Single radiator.

## BEDROOM 2

10'9 x 7'8 (3.28m x 2.34m)

Single radiator.

## BEDROOM 3

10'4 x 7'9 (3.15m x 2.36m)

(max) Double doors to over stair storage. Single radiator.

## BATHROOM

5'11 x 5'6 (1.80m x 1.68m)

Coloured suite comprising panel bath, low flush W/C and wash hand basin. Single radiator.

## OUTSIDE

Garden to front in neat lawn, paved pathway and patio area. (potential for off-street parking) Access to rear via shared entry with timber pedestrian gate to; Fully enclosed rear garden with concrete pathway and raised, paved patio area. "Crazy paved" pathway to raised garden in neat lawn. Timber fencing. PVC oil tank. Outside tap.

## BRICK BUILT STORE

8'1 x 6'2 (2.46m x 1.88m)

Oil-fired boiler. Power and light.

## 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>			
(55-68) <b>D</b>			59
(39-54) <b>E</b>		29	
(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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