

73 Niblock Oaks, Antrim, BT41 2DP



**PRICE Offers Over
£169,950**

This is an excellent opportunity for First Time Buyers and young families alike to purchase a beautifully presented four bedroom end townhouse with ensuite shower room, ground floor W/C and large bathroom with a four piece modern white suite to include a panel bath and fully enclosed shower cubicle. Finished to an exceptionally high standard both inside and out, this property boasts a fully fitted kitchen with integrated oven, hob, fridge freezer and dishwasher, together with a utility plumbed for washing machine and with space for dryer.

With quality sanitary ware throughout, PVC double glazed windows and external doors, oil-fired central heating, and a fully paved enclosed rear garden this property is likely to appeal to even the most discerning purchaser.

Early viewing strongly recommended.

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Glengormley
9A Ballyclare Road
BT36 5EU
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FEATURES

- Entrance hall with solid wood floor / Staircase to first floor / Ground floor W/C
- Living room 15'5 x 11'6 with open fire with feature pine surround and part pitched cast iron inset
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of light grey hand painted "Shaker" style units / Integrated oven, hob, fridge freezer and dishwasher
- Utility Plumbed for washing machine and space for tumble dryer
- First floor landing / Access partially floored loft with drop down ladder
- Four well proportioned bedrooms / Master with ensuite / Bedroom two with sliding mirrored doors
- Bathroom with modern white four piece suite to include panel bath and fully enclosed shower cubicle
- PVC double glazed windows and external doors / Oil-fired central heating
- Tarmac side by side parking to front / Fully enclosed and low maintenance garden to rear

ACCOMMODATION

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PVC entrance door with double glazed inset and side lights to:

ENTRANCE HALL

Solid wood floor. Stair case to first floor with painted moulded hand rail and turned balustrade. Single radiator.

GROUND FLOOR WC

Modern white suite comprising push button low flush WC and corner wall mounted wash hand basin with "monobloc" mixer tap. Single radiator. Fully tiled floor. Extractor fan.

LIVING ROOM

15'5 x 11'6 (4.70m x 3.51m)

Open fire with feature pine surround and part pitched cast iron inset. Slate tiled hearth. Double radiator. Solid wood floor. 10 pane bevelled glass French doors to:

KITCHEN INTO INFORMAL DINING

13'2 x 12'9 (4.01m x 3.89m)

Full range of hand painted light grey "Shaker" style high and low level units with short chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer tap. Integrated four ring gas hob and stainless steel pyramid style over head extractor. Low level combination oven and grill. Integrated dish washer, fridge and freezer, Part tiled walls to work surfaces. Fully tiled floor. PVC double glazed French doors to rear. Double radiator. Door to entrance hall.

UTILITY

8'11 x 5'3 (2.72m x 1.60m)

Matching light grey hand painted "Shaker" style low level units with short chrome handles and complimentary work surfaces. Fully tiled floor. Oil fired boiler. Hard wood double glazed door to rear. Extractor fan. Single radiator.

FIRST FLOOR SPACIOUS LANDING

Wood laminate floor. Hot press with insulated copper cylinder and immersion heater. Shelving. Access to loft via wooden fold out ladder.

BEDROOM 1

13'3 x 9'8 (4.04m x 2.95m)

(max) Solid wood floor. Double radiator.

ENSUITE

Modern white suite comprising push button low flush WC and pedestal wash hand basin. PVC panelled shower cubicle with "Heat store" electric shower unit and sliding cubicle doors. Fully PVC panelled walls and ceiling. Extractor fan. Single radiator.

BEDROOM 2

12'9 x 9'11 (3.89m x 3.02m)

into built in wardrobe with sliding mirrored doors. Solid wood floor. Double radiator.

BEDROOM 3

12'6 x 7'9 (3.81m x 2.36m)

Wood laminate floor. Double radiator.

BEDROOM 4

9'3 x 6'2 (2.82m x 1.88m)

Wood laminate floor. Single radiator.

BATHROOM

9'3 x 8'2 (2.82m x 2.49m)

Modern white suite comprising panelled bath with feature mixer tap and shower attachment. Push button low flush WC and pedestal wash hand basin with "monobloc" mixer taps. Fully tiled corner quadrant shower cubicle with "Triton" electric shower cubicle unit. Sliding cubicle doors. Part tiled walls with decorative border. Fully tiled floor. Extractor fan. Double radiator.

OUTSIDE

Tarmac side by side parking for 2 cars. Garden to front in neat lawn and specimen trees. Tegula brick path to front. Tarmac pathway through timber pedestrian gate and shared entry to rear. Timber pedestrian gate to fully enclosed and landscaped garden to rear in paved patio, raised step and feature low level wall display with steps to slightly raised patio. 6 Ft timber fencing. Center fire pit in matching decorative block. Enclosure for PVC tank. Outside tap 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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