

42 Birch Hill Meadows, Antrim, BT41 2TY



PRICE Offers Over £149,950

This is an excellent opportunity for the First Time Buyer and young family alike to purchase a well appointed three bedroom end townhouse with parking to the front and well appointed gardens to the rear with excellent sun orientation. Finished to a good standard throughout, this deceptively spacious home boasts a generous living room with open fire and a kitchen with informal dining area complete with double glazed sliding patio doors. With 'beech' effect kitchen units and integrated oven and hob together with modern white sanitary ware to the bathroom, this property is likely to appeal to a wide range of discerning purchasers to include anyone working in Antrim Area Hospital.

Early viewing strongly recommended.

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Ballyclare
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Glengormley
9A Ballyclare Road
BT36 5EU
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FEATURES

- Entrance hall leading too staircase to first floor
- Living room 15'7" x 11'11" with open fire comprising wood surround and cast iron inset and tiled hearth / Wood laminate floor
- Kitchen with informal dining area / Double glazed sliding patio doors
- Full range of 'Beech' effect high and low level units / Double glazed sliding patio doors to rear
- Integrated oven and hob / Space for fridge freezer and plumbed for washing machine
- First floor landing
- Three well proportioned bedrooms all with wood laminate flooring
- Bathroom with modern white suite to include panel bath with electric shower unit over
- PVC double glazed windows / Oil-fired central heating
- Fully enclosed and fully paved garden to the rear / Excellent sun orientation

ACCOMMODATION

Off street parking for one car. Neat lawn. Outside lights. Paved pathway to front door.

ENTRANCE HALL

Double glazed two panel front door to entrance. Staircase to first floor with moulded handrails to both sides.

LIVING ROOM

15'7" x 11'11" (4.769 x 3.636)

Feature open fire with cast iron inset, tiled hearth and oak surround. Wood laminate floor. Double radiator. Under stair storage cupboard

KITCHEN INTO INFORMAL DINING

15'3" x 8'8" (4.661 x 2.652)

Full range of Beech "effect" high and low level kitchen units with contrasting work tops and splash back tiling. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Space for cooker with stainless steel pyramid style over head extractor fan. Space for fridge freezer and washing machine. Low voltage down lights. Fully tiled floor. Single radiator. Double glazed sliding patio door to rear.

FIRST FLOOR LANDING

Hot press with insulated copper cylinder. Gable window. Wood laminate floor. Access to loft.

BEDROOM 1

15'3" x 8'9" (4.657 x 2.672)

(at max) Wood laminate floor. Single radiator.

BEDROOM 2

8'9" x 7'4" (2.684 x 2.255)

(at max) Wood laminate floor. Single radiator.

BEDROOM 3

8'9" x 7'5" (2.684 x 2.273)

(at max) Wood laminate floor. Single radiator.

BATHROOM

6'5" x 6'1" (1.979 x 1.862)

Recently updated modern white suite comprising a panel bath with chrome mixer tap, tiled splash back and "Triton Enrich" electric shower over glazed screen. Half pedestal wash hand basin with tiled splash back and chrome mixer tap. Low flush push button WC. Double radiator. Extractor fan.

OUTSIDE REAR

Fully enclosed rear garden with excellent sun orientation. Mostly paved. Mixed stone bedding. Oil fired boiler house. Outside tap. Outside light. 6 Ft timber pedestrian gate to front.

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	62	64
(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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