

simon**BRIEN**  
RESIDENTIAL

76 Alexandra Park,  
Muckamore, BT41 4RD



Offers Over £169,950

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)



**Features**

- Contemporary Two Storey Mid Townhouse Ideally Located Just Off The Seven Mile Straight
- Convenient To Many Local Amenities And Public Transport Links
- Modern Fitted Kitchen With Range Of Integrated Appliances And Well Appointed Dining Area
- Four Well Proportioned Bedrooms (Main Bedroom With Recently Installed Luxury Ensuite)
- Living Room With Wood burner
- Integral Garage And Driveway Parking
- Downstairs WC
- Excellent Enclosed Rear Gardens With Sitting Area
- Modern Fully Tiled Family Bathroom Suite
- uPVC Windows / Oil Fired Central Heating

**DESCRIPTION**

We are delighted to present this contemporary two storey townhouse to the residential sales market, located just off the Seven mile straight in a highly regarded residential area.

Number 76 hosts accommodation which is modern and adaptable, comprising of a living room with wood burner, downstairs wc, contemporary fitted kitchen with range of integrated appliances open plan to dining area and integral garage.

There are four well-proportioned bedrooms (main bedroom with ensuite) on the first floor with family bathroom.

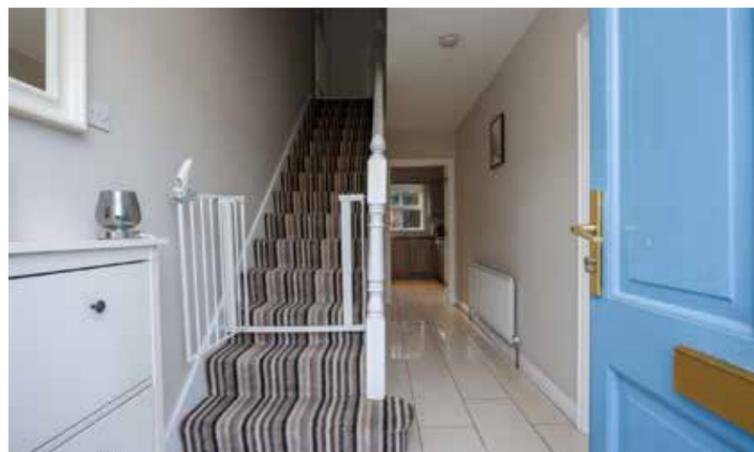
The property has a good sized enclosed rear garden with generous driveway parking. It is extremely convenient and within easy commuting distance to many parts of the province. Early viewing is encouraged.

**ACCOMMODATION**

**ENTRANCE**

**ENTRANCE HALL:**

Solid wood front door to entrance hall with ceramic tiled floor.



**GROUND FLOOR**

**DOWNSTAIRS WC:**

Ceramic tiled floor, fully tiled walls, low flush WC, pedestal wash hand basin.



**LIVING ROOM:**

**14' 1" x 10' 2" (4.30m x 3.11m)**

Ceramic tiled floor, wood burning stove.



**KITCHEN/DINING AREA:**

**17' 1" x 10' 2" (5.21m x 3.09m)**

Ceramic tiled floor, range of high and low level units, intergrated dishwasher, 1.5 bowl stainless steel sink unit, 'Beko' under bench electric oven, 4 ring ceramic hob, stainless steel extractor fan, intergrated fridge freeze and double uPVC doors leading to garden.



**FIRST FLOOR**

**LANDING:**

Storage cupboard with pressurised water tank

**MAIN BEDROOM:**

**14' 3" x 10' 5" (4.35m x 3.17m)**



**ENSUITE SHOWER ROOM:**

Fully tiled, low flush WC, pedestal wash hand basin with vanity unit, double shower.



**BEDROOM (2):**

**12' 3" x 10' 2" (3.73m x 3.11m)**



**BEDROOM (3):**  
11' 10" x 10' 2"  
(3.61m x 3.11m)



**BEDROOM (4):**  
10' 3" x 9' 9"  
(3.13m x 2.96m)



**BATHROOM:**  
Fully tiled, low flush WC,  
pedestal wash hand basin,  
bath with shower above.



**OUTSIDE**

Enclosed rear garden in lawn with paved sitting area.

**INTEGRAL GARAGE:**  
19' 10" x 10' 5" (6.05m x 3.17m)

Roller shutter door, power and light, range of high and low level units, plumbed for washing machine.



**Ground Floor**

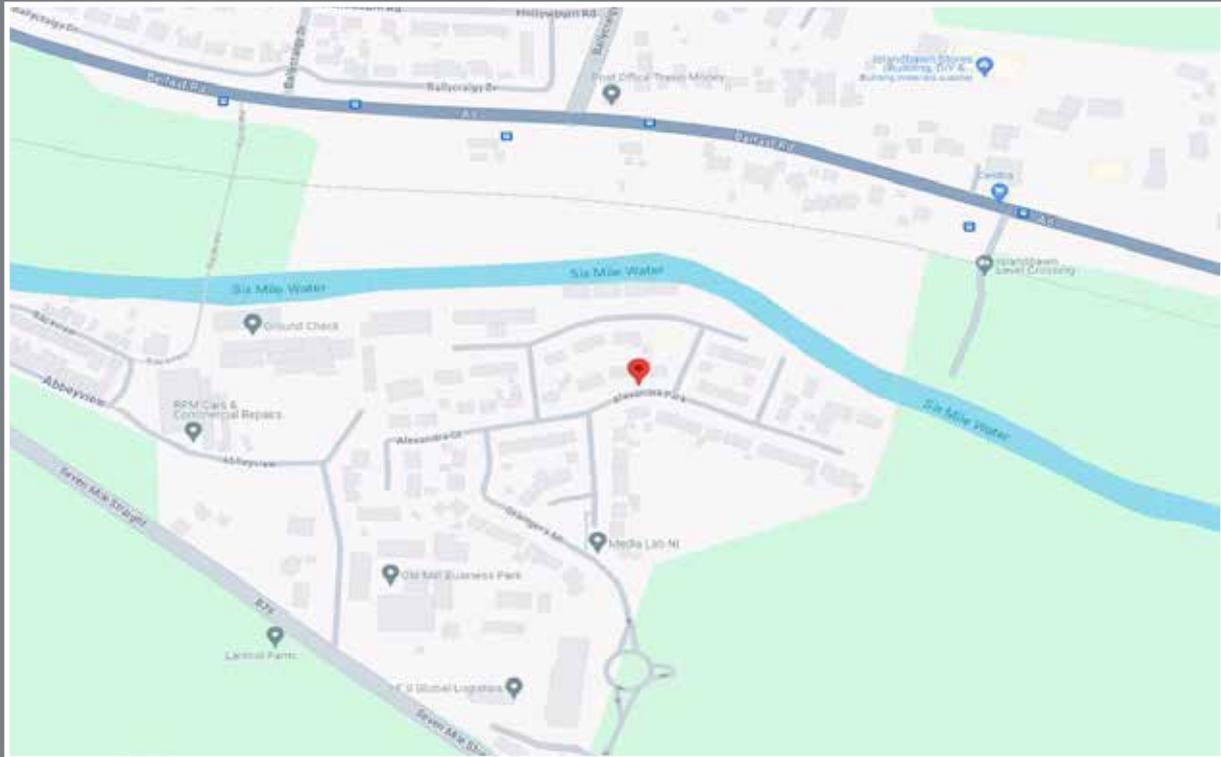


This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**First Floor**



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/B/24/SD



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