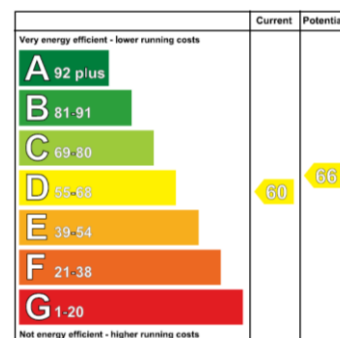




1 THE GRANGE, ANTRIM, BT41 1PF

We are pleased to offer the opportunity to purchase this spacious detached family residence located in an exclusive development off the highly desirable Belfast Road, Antrim. The Grange is a mature tree lined development that offers privacy but equally allows ease of access to main arterial routes, schools and other amenities. This property benefits from four bedrooms including master with ensuite shower room, three reception rooms, fitted kitchen, utility room, family bathroom and ground floor WC. Set on a spacious private site we are sure that this fine home will have wide appeal.



EPC Rating: D60 / D66

Offers Over : £295,000



Registration Number: NI 631370

Regulated by RICS

46 High Street,
Antrim,
BT41 4BX

Tel: (028) 9446 6400

62-64 New Row,
Coleraine,
BT52 1EJ

Tel: (028) 7034 4433

20 The Diamond,
Portstewart,
BT55 7JN

Tel: (028) 7083 5444





FEATURES

- Attractive Detached House
- Four Bedrooms
- Three Reception Rooms
- Well Fitted Kitchen
- Spacious Utility Room
- Family Bathroom
- Ground Floor WC
- Block Paviour Driveway
- Detached Double Garage
- Oil Fired Central Heating
- Excellent Private Site
- Great Location
- Ideal Family Home

GROUND FLOOR

ENTRANCE HALL:

Wood strip floor. Under stair storage cupboard. Stairwell leading to first floor.

FURNISHED CLOAKROOM:

Low flush WC, wash hand basin, wood strip floor.

LOUNGE:

6.40m x 4.00m (into square bay window)

Tiled floor. Patio doors to rear garden. Inglenook style fireplace with slate hearth and multi fuel stove.

LIVING ROOM:

4.40m x 3.53m

Wood strip floor. Sand stone fireplace, slate hearth and multi fuel stove.



DINING ROOM:

4.45m x 3.40m (into square bay window)

Tiled floor.

KITCHEN:

5.53m x 3.46m

Fitted kitchen incorporating a range of low and high level units and contrasting work surfaces. Single bowl stainless steel sink and drainer unit. Electric under oven, ceramic hob and extractor canopy above. Integrated dishwasher and fridge freezer. Tiled floor. Space for informal dining.

**UTILITY ROOM:**

2.90m x 2.00m

Built in units. Single bowl stainless steel sink and drainer unit. Plumbed for washing machine. Space for tumble dryer. uPVC door leading to rear garden. Central heating control panel.

**FIRST FLOOR****LANDING:**

Gallery style landing overlooking entrance hallway. Hotpress including integrated shelving.

MASTER BEDROOM:

4.45m x 4.00m (into square bay window)

Double built in wardrobe.

ENSUITE:

Low flush WC. Vanity wash hand basin. Rain drench shower in tiled cubicle. Tiled floor and Heated towel rail.

BEDROOM 2:

3.70m x 3.50m

BEDROOM 3:

3.65m x 3.40m

BEDROOM 4:

3.50m x 3.30m

BATHROOM:

White four piece suite comprising of low flush WC, wash hand basin on a glazed cabinet, free standing bath and rain drench shower in tiled cubicle. Tiled walls and tiled floor.

**DETACHED DOUBLE GARAGE:**

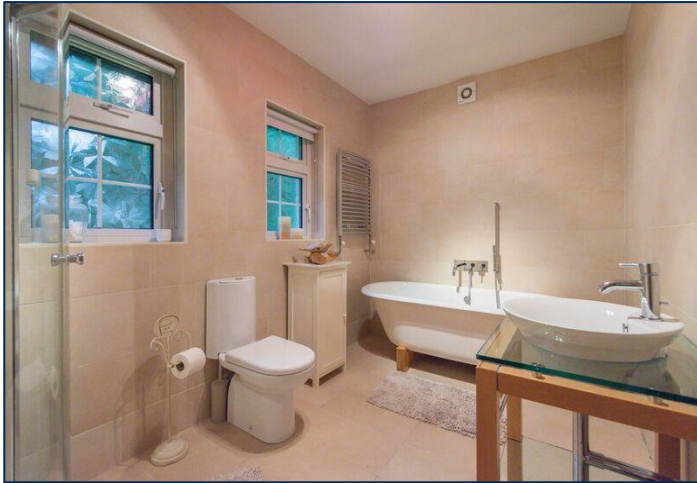
5.88m x 5.80m

Manual up and over door. Light and power. OFCH boiler.



EXTERNAL FEATURES:

- Brick Paviour Driveway & Parking.
- Paved Patio Area To Rear.
- Mature Gardens To Front, Side & Rear In Lawns, Beds & Trees.
Laurel Hedging On Front Boundary.



Registration Number: NI 631370

Whilst we endeavour to make our sale / letting details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to take the accommodation, please contact our offices and we will be pleased to verify the information to you.

All prices and rentals quoted are exclusive of VAT (if applicable).

Philip Tweedie & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that; (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending Purchaser or Lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.