

## **11 Queens Road, Antrim, BT41 1AL**



- *Entrance hall with staircase to first floor / Open to;*
- *Living room with wood laminate floor*
- *Kitchen with informal dining area / PVC double glazed French doors to rear*
- *Full range of light oak effect high and low level units / Space for range style cooker*
- *First floor landing with large walk-in storage cupboard*
- *Three well proportioned bedrooms / Two with built-in wardrobes*
- *Bathroom with modern white suite to include double ended bath and separate fully tiled shower cubicle*
- *PVC double glazed windows and external doors / Oil-fired central heating*
- *Enclosed low maintenance gardens to front and rear*

**PRICE Offers Around  
£49,950**

*This is an excellent opportunity for the investor and first time buyer alike to purchase a well presented and deceptively spacious three bedroom mid-terraced house benefitting from luxury bathroom suite, fully fitted light oak effect kitchen units, PVC double glazed windows and external doors and oil-fired central heating. The property is located close to Parkhall Primary School and is within easy access of all local amenities and transport facilities. Early viewing strongly recommended.*

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**Antrim**  
12 Church Street, Antrim  
BT41 4BA  
Tel: (028) 9446 6777

**Ballyclare**  
51 Main Street, Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
18 Carnmoney Road  
BT36 6HN  
Tel: (028) 9083 0803

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## Open Entrance Porch

## PVC Double Glazed Entrance Door To

## Entrance Hall

Wood laminate floor. Single radiator. Staircase to First Floor. Open to

## Living Room 13'3" x 11'4"

Double radiator. No fire. Wood laminate floor.

## Kitchen With Informal Dining Area 17'7" x 11'4"

Full range of light oak high and low level units with contrasting work surfaces. Feature circular sink unit with stainless steel mixer taps. Plumbed for range style cooker. Stainless steel splash back to cooker area. Wide stainless steel pyramid style extractor canopy. Plumbed for dish washer and washing machine. Low voltage down lights. Part tiled walls to work surface. Tiled effect wood laminate floor. Understair storage. Double radiator. PVC double glazed French doors to rear.

## First Floor Landing

Large storage cupboard. Hot press with insulated copper cylinder and "Willis" style immersion heater.

## Bedroom 1 11'4" x 11'0"

Wood laminate. Double doors to built in wardrobe. Single radiator.

## Bedroom 2 11'4" x 10'2"

Door to built in wardrobe. Single radiator.

## Bedroom 3 8'1" x 7'2"

Wood laminate. Single radiator.

## Bathroom

Modern white suite comprising double ended bath with off-set taps. Low flush WC and feature pedestal wash hand basin. Fully tiled shower cubicle with "Mira" electric shower unit. Pivot glazed door. Half tiled walls with decorative border. Low voltage down lights. Single radiator.

## Outside

Timber pedestrian gate to fully paved garden to front. Low level timber fencing. Fully enclosed garden to rear. Paved pathway and patio. PVC tank. Pre-fabricated oil-fired boiler house. 6 Ft timber fencing. Timber pedestrian gate to rear.

