

## 24 Greenpark Gardens, Antrim, County Antrim, BT41 4ER



### PRICE Offers Over £119,950

We are delighted to offer for sale this truly stunning three bedroom mid terraced house occupying a superb position in arguably one of the most sought after estates in Antrim within easy access of the town centre and all local amenities. Continually updated over the years the property now offers an ornate marble fireplace to the living room with hardwood mostly glazed French doors to the open plan kitchen with informal dining area to include cream coloured country style high and low level units with integrated double oven and hob. Upstairs, the three double bedrooms benefit from the additional floor area over the enclosed side passage way making this one of the larger properties in the local area with the principle bedroom benefitting from a large walk-in store room / wardrobe while the bedroom has been furnished with Victorian style sanitary ware complete with free-standing "slipper" bath with ball & claw feet. Externally, the property comes complete with oil-fired central heating and PVC double glazed windows and external doors to include French doors from the dining area to the low maintenance, two tiered paved rear yard and patio area. Only on full internal inspection can one begin to appreciate the level of detail that has gone into creating this superb family home.

Early viewing strongly recommended.

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## FEATURES

- Entrance Foyer with option to go to side hall with rear door or Entrance Hall with staircase to first floor
- Living room 15'0 x 12'6 with ornate marble fire surround and hearth / Mostly glazed French doors to;
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of cream coloured country style high and low level units / Integrated double oven and hob
- First floor landing with access to loft
- Three generous double bedrooms / All with wood laminate flooring / Bedroom 1 with access to a walk-in store
- Bathroom with Victorian style white suite to include free-standing "slipper" bath
- PVC double glazed windows and external doors / Oil-fired central heating / PVC fascia and soffits
- Low maintenance gardens to front and rear mostly laid in paving / Raised and paved upper level to rear
- Excellent opportunity for First Time Buyers and those with a young family

## ACCOMMODATION

PVC entrance door with leaded and stained glass inset to;

### ENTRANCE FOYER

Fully tiled floor. Wall light points. Open archway to entrance hall. Hardwood bevelled glass door to side hall. Open archway to rear hall.

### SIDE HALL

PVC double glazed door to rear.

### ENTRANCE HALL

Staircase to first floor. Fully tiled floor. Double radiator. Mostly glazed door to;

### LIVING ROOM

**15' x 12'6 (4.57m x 3.81m)**

Ornate marble fire surround, inset and hearth. Feature ceiling freeze and cornicing. Double radiator. Hard wood mostly glazed French doors to;

### KITCHEN WITH INFORMAL DINING

**16'0 x 8'5 (4.88m x 2.57m)**

Full range of cream coloured country style high and low level units with glazed display and contrasting work surfaces. Inset four ring halogen hob with double oven and grill below. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Space for fridge freezer. Part tiled walls to work surfaces. Fully tiled floor. Double radiator. PVC double glazed French doors to rear.



## FIRST FLOOR LANDING

Access to loft.

## BEDROOM 1

15'10 x 9'1 (4.83m x 2.77m)

(max) Hot press with insulated copper cylinder and immersion heater. Wood laminate floor. Decorative ceiling rose. Single radiator. Access to walk in store 8'3 x 2'11.

## BEDROOM 2

11'6 x 9'7 (3.51m x 2.92m)

Wood laminate floor. Decorative corniced ceiling and centre rose. Double radiator.

## BEDROOM 3

12'3 x 8'5 (3.73m x 2.57m)

Wood laminate floor. Decorative corniced ceiling and centre rose. Double radiator.

## BATHROOM

6' x 5'6 (1.83m x 1.68m)

White suite comprising free standing "slipper" bath with polished chrome ball and claw feet. Off set antique style polished chrome mixer taps and telephone hand shower attachment. Pedestal wash hand basin and low flush W/C. Half tiled walls with decorative border. Fully tiled floor. Extractor fan. Polished chrome heated towel radiator.

## OUTSIDE

Low level gate with tiled pathway and low level walling to fully paved front garden Fully enclosed rear garden in low maintenance paving. PVC tank. Prefabricated oil fired boiler house. Outside tap. Imitation "Roman" columns and part PVC glazed panelling at French doors. Decorative wrought iron gate and steps up to:  
Raised and paved upper level. 6Ft. timber fencing. Access to:

## TWO TIMBER SHEDS

5'11 x 7'8 and 5'11 x 7'10 (1.80m x 2.34m and 1.80m x 2.39m)

## 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

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