

## 39 Arran Street, Antrim, County Antrim, BT41 2TB



### PRICE Offers Over £99,950

This is a rare opportunity to purchase an exceptionally well presented and deceptively spacious three bedroom mid terraced house in this sought after residential location close to Antrim town centre and all local amenities and transport facilities.

Formerly a four bedroom this property has been converted to a three bedroom to include a superb en-suite to the master bedroom.

With a recently installed 'Shaker' style kitchen with integrated oven and grill and dishwasher, a well presented ground floor W/C and a beautiful four piece modern white bathroom suite with a double ended bath and a walk in shower, this property offers an ideal opportunity for first time buyers, investors and families alike.

Early viewing strongly recommended.

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## FEATURES

- Entrance with staircase to first floor
- Well appointed ground floor W/C
- Kitchen with full range of "Shaker" style high and low level units
- Integrated oven and grill / Hob / dishwasher
- Informal dining with glass panel double doors to;
- Living room 15'9" x 10'9" with wall mounted electric fire
- Three well proportioned bedrooms / Master bedroom with stunning en-suite
- Luxury Bathroom with four piece modern white suite
- PVC double glazed windows and external doors / PVC soffits and Facia Boards / Gas-fired central heating
- Fully enclosed front and rear garden / Both low maintenance

## ACCOMMODATION

### ENTRANCE HALL

PVC double glazed door to entrance hall with wood laminate flooring. Staircase to first floor with moulded handrail and turned balustrading. Single radiator.

### KITCHEN / INFORMAL DINING AREA

21'2" x 9'6" (at max) (6.45m x 2.90m (at max))

Recently installed mid grey 'Shaker' style kitchen with a full range of high and low level units and contrasting worktops. Single drainer stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with part stainless steel part glass overhead extractor fan. Integrated eye level double oven and grill. Integrated dishwasher. Space for fridge freezer and washer dryer. Wood laminate flooring. PVC skirting. Single radiator.

### LIVING ROOM

15'9" x 10'9" (4.818 x 3.287)

Feature wall mounted electric fireplace with colour changing LED imitation fire lights. Double radiator. Door to rear porch.

### REAR PORCH

Single radiator. PVC double glazed door to rear.

## FIRST FLOOR LANDING

Access to partially floored loft with dropdown ladder.  
Storage cupboard with combi gas boiler.

## MASTER BEDROOM

13'3" x 8'10" (4.064 x 2.704)

Wood laminate flooring. Single radiator.

## EN-SUITE

Recently installed modern white suite comprising an enclosed shower unit with partially glazed folding door. Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Tile effect PVC panelling to walls. Extractor fan. Low voltage down lights. Single radiator.

## BEDROOM 2

12'9" x 8'9" (3.904 x 2.680)

Wood laminate flooring. Single radiator.

## BEDROOM 3

9'11" x 6'9" (3.033 x 2.077)

Wood laminate flooring. Single radiator.

## BATHROOM

10'6" x 6'8" (3.202 x 2.046)

Modern four piece white suite comprising a double ended panel with chrome mixer tap and shower attachment. Walk in shower unit with 'Drench' Shower head and secondary attachment.

Pedestal wash hand basin with chrome mixer tap. Low flush push button WC. Fully tiled walls and floors. Extractor fan. Chrome towel radiator.

## OUTSIDE TO THE FRONT

On street side by side parking for two cars. Fully enclosed front garden with 4ft timber fencing and pedestrian gate with access to paved pathway to front door. Outside tap.

## OUTSIDE REAR GARDEN

Fully enclosed rear garden with paved patio and artificial grass lawn. 6ft timber fencing.

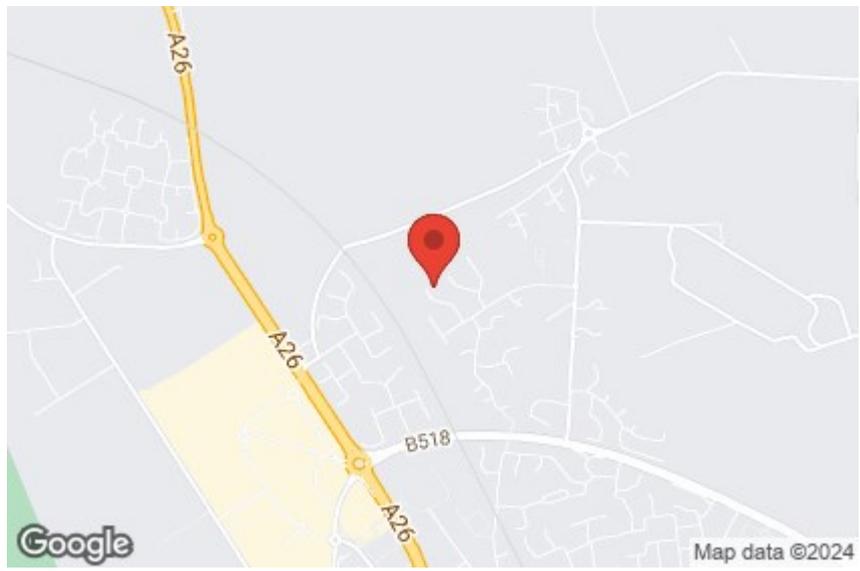
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER;

Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	<b>68</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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