

7 Arran Street, Antrim, BT41 2TB



PRICE Offers Over £119,950

This is a rare opportunity to purchase a beautifully presented and deceptively spacious four bedroom mid terraced house with excellent sun orientation in this sought after residential location close to Antrim town centre and all local amenities and transport facilities.

With a well appointed country style kitchen with integrated 'Neff' oven and grill, dishwasher and fridge freezer, a well presented ground floor W/C and a beautiful modern white bathroom suite, this property offers an ideal opportunity for first time buyers, investors and families alike.

Early viewing strongly recommended.

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Ballyclare
51 Main Street
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance with staircase to first floor
- Well appointed ground floor W/C
- Kitchen with full range of "Country" style high and low level units
- Integrated oven and grill / Hob / dishwasher / fridge freezer
- Informal dining with glass panel double doors to;
- Living room 15'9" x 10'9" with wood burning stove
- 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

Wood laminate flooring. Staircase to first floor with moulded handrail and painted balustrade. Storage cupboard. Single radiator.

GROUND FLOOR WC

Modern white suite comprising wall mounted wash hand basin with 'monobloc' chrome mixer tap and storage below. Low flush push button W/C. Black ash chrome towel rail.

KITCHEN / INFORMAL DINING AREA

20'10" x 9'6" (at max) (6.370 x 2.900 (at max))

Full range of 'country' style and high and low level units with 'Butcher Bloc' style contrasting worktops complimentary splashback tiling. Four ring gas hob with stainless steel and glass overhead extractor fan. 'Neff' eye level oven and grill. Integrated fridge freezer and dishwasher. Space for washing machine. Fully tiled floor. Single radiator. Fifteen glass panel double door too:

LIVING ROOM

15'9" x 10'10" (4.803 x 3.315)

Wood burning stove with feature tiling behind and polished granite hearth. Wood laminate flooring. Double radiator.

SUNROOM

9'10" x 6'11" (3.002 x 2.133)

Wood laminate flooring. Single radiator.

FIRST FLOOR LANDING

Access to loft. Shelved storage with gas combi boiler.

BEDROOM 1

13'4" x 8'10" (4.079 x 2.707)

Integrated fitted bedroom furniture. Double radiator.

BEDROOM 2

12'8" x 8'9" (3.882 x 2.686)

Double radiator.

BEDROOM 3

12'8" x 8'9" (3.882 x 2.686)

Double radiator.

BEDROOM 4

10'5" x 6'7" (3.197 x 2.028)

Double radiator.

BATHROOM

6'2" x 5'10" (1.904 x 1.781)

Modern white suite comprising low flush push button W/C and wall mounted wash hand basin with feature chrome 'monobloc' mixer tap and storage below. Panelled bath with feature mixer taps and shower over with 'drench' shower head and secondary attachment. Glazed screen. PVC Panelling to walls and ceiling and low voltage downlights. Chrome towel rail.

OUTSIDE

Fully enclosed rear garden with excellent sun orientation. 6Ft pedestrian gate for bin access. Outside tap and light. PVC Double glazed window. PVC soffits and fascia boards.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

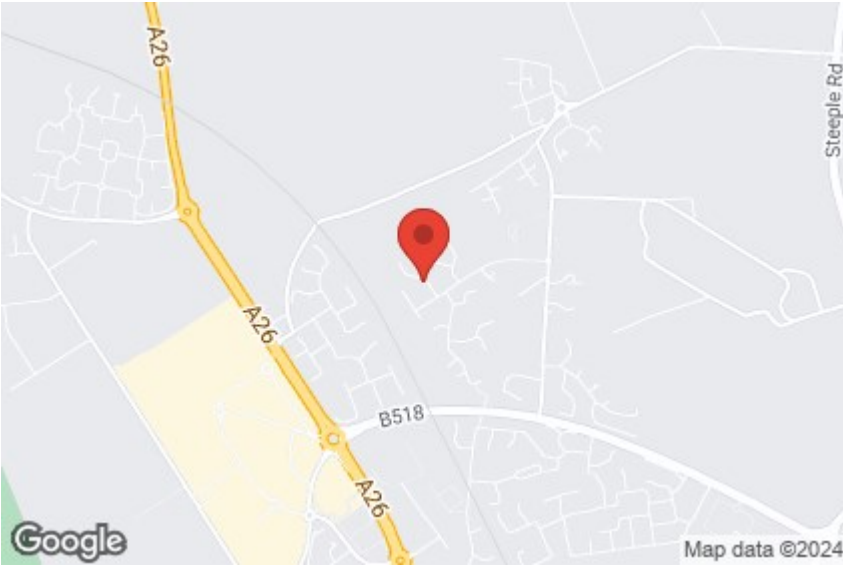
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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