

## 28 Massereene Street, Antrim, BT41 4DD



### PRICE Offers Over £164,950

This is an incredibly rare opportunity to purchase a well presented and deceptively spacious three bedroom detached house with two reception rooms occupying a spacious town centre site and backing onto the Six Mile Water. Updated and renovated over the years the property boasts two substantial reception rooms together with a ground floor W/C and a well appointed kitchen with full range of light oak high and low level units complete with integrated oven, hob, fridge, freezer and dishwasher. On the first floor, the property benefits from three well proportioned double bedrooms together with a wetroom style shower room benefiting from an easy access shower area, "Triton Omnicare" electric shower unit and anti-slip flooring.

Outside the generous site provides plenty of scope for extension to one side while also providing covered off street parking in the carport to the other. With mahogany effect PVC double glazed windows, oil-fired central heating and PVC fascia and soffits, this property is likely to appeal to a wide range of potential purchasers and especially those who want to enjoy a nice summers evening overlooking the ebb and flow of the Six Mile Water.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor
- Living room 15'4 x 11'1 with open fire and feature surround / Dual aspect windows
- Dining room 15'2 x 8'1 with access to under stair ground floor W/C / Door to;
- Kitchen with full range of light oak high and low level units / Integrated oven, hob, fridge, freezer and dishwasher
- First floor landing
- Three double bedrooms / Two with built-in over stair storage
- Wetroom style shower room with easy access shower area / PVC wall panels and anti-slip floor
- Mahogany effect PVC double glazed windows and front door / Oil-fired centra heating / PVC fascia and soffits
- Perspex covered carport to side / Generous garden area to side and rear / Gated access to Six Mile Water
- Superb town centre location with easy access to local amenities

## ACCOMMODATION

Mahogany effect PVC entrance door to;

### ENTRANCE HALL

Fully tiled floor. Staircase to first floor with moulded handrail.

### LIVINGROOM

**15'4 x 11'1 (4.67m x 3.38m)**

Open fire with feature oak surround and part polished cast iron inset. Slate tiled hearth. Dual aspect windows. Two double radiators.

### DINING ROOM

**15'2 x 8'1 (4.62m x 2.46m)**

Eight pane glazed door to kitchen. Single radiator. Door to under stair ground floor W/C

### GROUND FLOOR W/C

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Tiled splash back. Extractor and fully tiled floor.

### KITCHEN

**11'9 x 10'0 (3.58m x 3.05m)**

Full range of light oak high and low level units with chrome handles and contrasting work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor. Low level combination oven and grill. Integrated fridge, freezer and dishwasher. Part tiled walls to work surfaces. Fully tiled floor. Low voltage downlights. Hardwood double glazed door to rear. Double radiator.



## FIRST FLOOR LANDING

Access to loft.

## BEDROOM 1

16'8 x 8'11 (5.08m x 2.72m)

Double doors to built-in wardrobe. Single radiator.

## BEDROOM 2

12'0 x 10'1 (3.66m x 3.07m)

Double doors to built-in wardrobe. Single radiator.

## BEDROOM 3

11'9 x 10'9 (3.58m x 3.28m)

Single radiator.

## SHOWER ROOM

8'6 x 6'3 (2.59m x 1.91m)

Modern white suite comprising push button low flush W/C and pedestal wash hand basin with "monobloc" mixer taps. Easy access shower area with low level glazed fold able screens and curtain rail above. "Triton Omnicare" electric shower unit. PVC panelled walls. Anti-slip floor. Radiator. Hotpress with copper cylinder and "Willis" type immersion heater. Shelving above.

## OUTSIDE

Perspex covered carport to side providing off-street parking for one car. Pre-fabricated oil-fired boiler house. Low level timber fencing and pedestrian gate to; Fully enclosed garden to rear in neat lawn and concrete patio. Mature hedging and conifer trees. Outside tap. Timber pedestrian gate providing access to lower level backing onto the Six Mile Water. Generous garden to side in neat lawn and concrete pathway. Low level brick wall and pedestrian gate.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASER'S;

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>62</b>
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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