

## 4 Millhouse Terrace, Antrim, County Antrim, BT41 2UX



### PRICE Offers Over £164,950

We are delighted to offer for sale this beautifully presented three bedroom semi-detached house occupying a superb site with open aspect to the front overlooking a well maintained green and perfect sun orientation to the rear. Presented to high standard, this well appointed property is ideally suited to the first time buyer and young families alike.

Please note, despite the address, this property is in actual fact a semi-detached.

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## FEATURES

- Entrance hall with fully tiled floor
- Ground floor W/C
- Living room with open fire and feature fire surround
- Kitchen with informal dining area / double glazed sliding patio doors
- Mid walnut high and low level units / Integrated oven hob and dishwasher
- First floor landing
- Three well proportioned bedrooms / Master with ensuite
- Bathroom with modern white suite to include panel bath and seperate fully tiled shower cubicle
- PVC double glazed windows / Oil-fired central heating
- Pink stone side by side parking to front / Fully enclosed garden to rear

## ACCOMMODATION

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Hardwood 6 panel door to:-

### ENTRANCE HALL

Fully tiled floor. Staircase to first floor with painted moulded hand rail and turned ballustrading. Under stairs storage area. Single radiator.

### GROUND FLOOR W/C

Modern white suite comprising low flush W/C and pedestal wash hand basin with floor to ceiling tiled splash back. Fully tiled floor. Extractor fan.

### LIVING ROOM

**15'7 x 11'9 (4.75m x 3.58m)**

Open fire with partially polished, cast iron surround, polished limestone surround and polished granite hearth. Wood laminate floor. Double radiator.

### KITCHEN WITH INFORMAL DINING AREA

**19'3 x 10'9 (5.87m x 3.28m)**

Full range of mid walnut high and low level units with short chrome handles and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit and mixer taps. Integrated 4 ring gas hob with stainless steel pyramid style extractor fan. Low level combination oven and grill. Integrated dishwasher. Pull-out larder. Partially tiled walls to work surfaces. Fully tiled floor. Low voltage down lights. Double glazed sliding patio doors. Double radiator.

## FIRST FLOOR LANDING

Access to loft. Hot press with pressurised water tank and shelving.

## BEDROOM 1

12'1 x 11'9 (3.68m x 3.58m)

Wood laminate floor. Single radiator.

## ENSUITE

Modern white suite comprising low flush W/C and half pedestal wash hand basin with floor to ceiling tiled splash back. Fully tiled shower cubicle with thermostatic shower unit and sliding cubicle doors. Fully tiled floor. Single radiator.

## BEDROOM 2

10'9 x 9'10 (3.28m x 3.00m)

Single radiator.

## BEDROOM 3

8'8 x 7'2 (2.64m x 2.18m)

Single radiator.

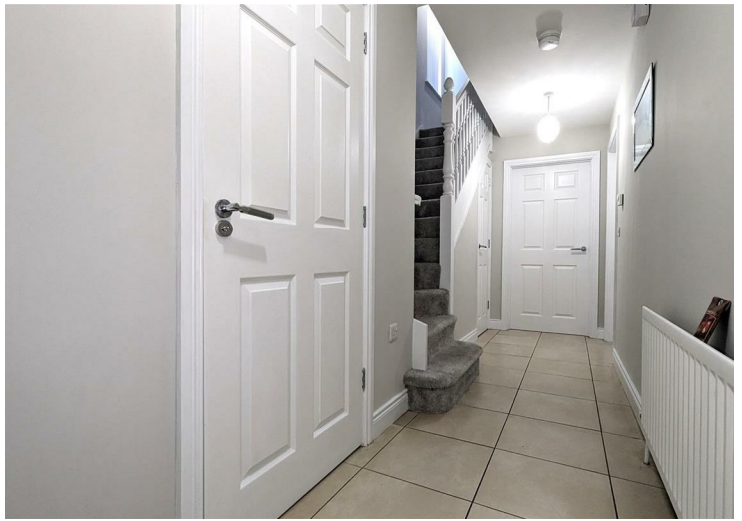
## BATHROOM

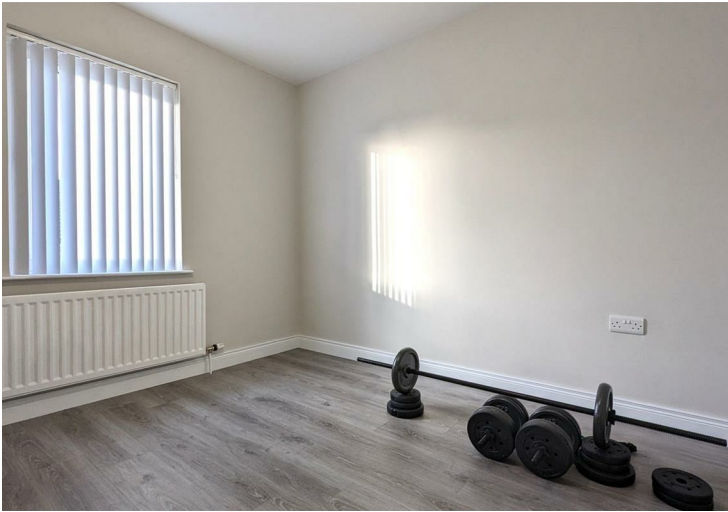
Modern white suite comprising panelled bath with tiled splash back, half pedestal wall mounted wash hand basin and low flush W/C. Fully tiled corner quadrant shower cubicle with 'Aqualisa' shower unit and sliding cubicle doors.

## OUTSIDE


Pink stone driveway with side by side parking for 2 cars. Paved pathway to front and side. Timber pedestrian gate to side with access to:-

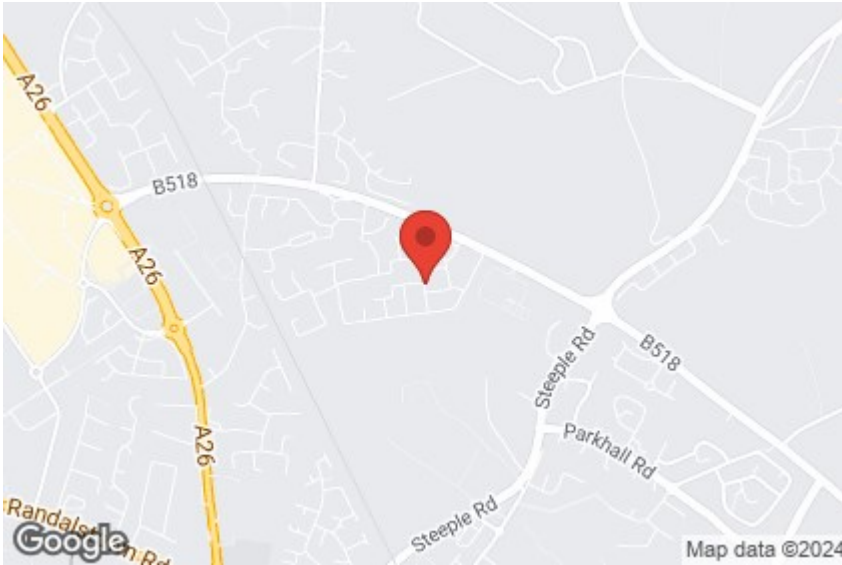
Fully enclosed garden to rear in neat lawn and paved patio area. Brick built oil-fired boiler house. PVC tank. Outside tap and light.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(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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