

## 73 Menin Road, Antrim, County Antrim, BT41 4JB



### PRICE Offers Over £114,950

This is an incredibly rare opportunity to purchase a deceptively spacious two bedroom mid terraced house with a generous kitchen extension occupying a good site in this sought after residential location close to Antrim town centre and all local amenities and transport facilities. Finished to an exceptionally high standard throughout, this well appointed property is ideally suited to first time buyers, young professionals, downsizers and investors alike.

Early viewing strongly recommended.

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## FEATURES

- Entrance hall with wood laminate floor / Staircase to first floor
- Living room with open fire / Wood laminate floor
- Extended kitchen with informal dining area
- Full range of light grey coloured high and low level units / Integrated oven and hob
- Rear hall with wood laminate floor
- First floor landing
- Two well proportioned bedrooms / Master with over stair storage
- Bathroom with modern white suite to include panel bath with "Redring" electric shower over
- PVC double glazed windows and external doors / Oil-fired central heating
- Generous fully enclosed garden to rear in lawn and paved patio area

## ACCOMMODATION

PVC double glazed entrance door to:

### ENTRANCE HALL

Wood laminate floor. Staircase to first floor. Single radiator.

### LIVING ROOM

**12'8 x 11'4 (3.86m x 3.45m)**

Open fire with painted mahogany surround and tiled and granite inset and hearth. Wood laminate floor. Double radiator.

### EXTENDED KITCHEN WITH INFORMAL DINING

**13' x 10' (3.96m x 3.05m)**

Full range of light grey coloured high and low level units with "button style" handles, open shelving and complimentary work surfaces. Single drainer stainless steel sink unit and mixer taps. Over window pelmet with low voltage downlights. Integrated four ring halogen hob and low level combination oven and grill. Pull-out over head extractor. Part tiled walls to work surfaces. Space for fridge freezer. Wood laminate floor. Under stair storage. Double radiator.

### REAR HALL

Wood laminate floor. PVC double glazed door to rear. Meter cupboard. Double doors to hotpress with copper cylinder and "Willis" type immersion heater. Shelving.

## FIRST FLOOR LANDING

Access to loft. Wood laminate floor.

## BEDROOM 1

14'8 x 10' (4.47m x 3.05m)

(into recess) Over-stair storage. Double radiator.

## BEDROOM 2

9'3 x 8'5 (2.82m x 2.57m)

Wood laminate floor. Single radiator.

## BATHROOM

Modern white suite comprising panelled bath with "Redring" electric shower unit over. Push button low flush W/C and moulded wash hand basin in vanity unit with feature mixer tap and storage below. Fully tiled walls and floor. Single radiator.

## OUTSIDE

Communal parking to front. Paved pathway and small paved patio area. Front garden in neat lawn. Paved pathway through shared covered entry to rear access. Timber pedestrian gate to; Fully enclosed garden inlawn and paved patio. Lapboard fencing. PVC oil tank.

## BRICK STORAGE SHED

8' x 6' (2.44m x 1.83m)

Oil-fired boiler. Plumbed for washing machine. Fully tiled floor.

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>68</b>
(39-54) <b>E</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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