

## 30 Grainger's Mill, Muckamore, Antrim, County Antrim, BT41 4RB



**PRICE Offers Over  
£174,950**



This is an excellent opportunity to purchase an exceptionally well presented three bedroom townhouse with integral garage in this sought after residential location on the outskirts of Antrim town yet within easy access of all local amenities and transport facilities.

Finished to a high standard both inside and out and occupying a generous low maintenance site with open aspect to the rear, this superb home is ideally suited to the first time buyer and family alike. Likely to appeal to even the most discerning of purchasers, Early viewing is strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor / Solid wood floor
- Ground floor W/C with modern white suite
- Living room with feature fireplace / Solid wood floor through open square archway to;
- Kitchen with informal dining area / PVC double glazed French doors to rear
- Full range of modern 'China Clay' high and low level units / Integrated oven, hob, dishwasher and fridge
- Three well proportioned bedrooms
- Bathroom with modern white suite to include shower bath with thermostatic shower unit over
- PVC double glazed windows / Oil-fired central heating
- Tarmac drive with parking for two cars / Access to integral garage with electric roller door
- Fully enclosed garden to rear with paved patio and artificial lawn / Open aspect to rear offering superb privacy

## ACCOMMODATION

Hardwood entrance door and double glazed side lights to;

### ENTRANCE HALL

Staircase to first floor with moulded handrail and turned ballustrading. Solid wood floor. Single radiator.

### GROUND FLOOR W/C

White low flush push button W/C and wall mounted wash hand basin with chrome mixer taps and gully trap. Tiled splash back. Solid wood floor. Single radiator.

### LIVING ROOM

**14'2 x 10'3 (4.32m x 3.12m)**

Electric fire with modern maple fire surround to include uplighter and glass shelf. Polished granite inset and hearth. Double radiator. Solid wood floor through open archway to:

### KITCHEN WITH INFORMAL DINING AREA

**17'1 x 9'1 (5.21m x 2.77m)**

Full range of 'China Clay' high and low level units with glass display cabinet and chrome handles. Complimentary work surfaces with 1 ½ bowl stainless steel sink unit and chrome mixer tap. Integrated appliances to include a four ring halogen hob and low level combination oven and grill. Stainless steel pyramid style overhead extractor fan. Integrated dishwasher and fridge. Low voltage downlights. Solid wood floor. PVC double glazed French doors to rear. Door to integral garage.



## FIRST FLOOR LANDING

Hot press with pressurised water tank

## BEDROOM 1

12'4 x 10'4 (3.76m x 3.15m)

Single radiator.

## BEDROOM 2

11'9 x 10'4 (3.58m x 3.15m)

Single radiator

## BEDROOM 3

6'9 x 6'5 (2.06m x 1.96m)

Single radiator

## BATHROOM

Modern white suite comprising shower bath with thermostatic shower unit over. PVC clad walls to bath area. Low flush W/C, and pedestal wash hand basin. Chrome heated towel rail.

## OUTSIDE

to the front a tarmac driveway with parking for 2 cars and access to integral garage. Garden to front in artificial neat lawn. Block and paved front steps.

Fully enclosed garden to the rear offering superb privacy. Artificial lawn and paved patio area. Outside tap and light. PVC tank. 6Ft timber fencing.

## INTEGRAL GARAGE

19'11 x 10'4 (6.07m x 3.15m)

Electric roller door with remote. Oil fired boiler. Hardwood double glazed door to rear.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;


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

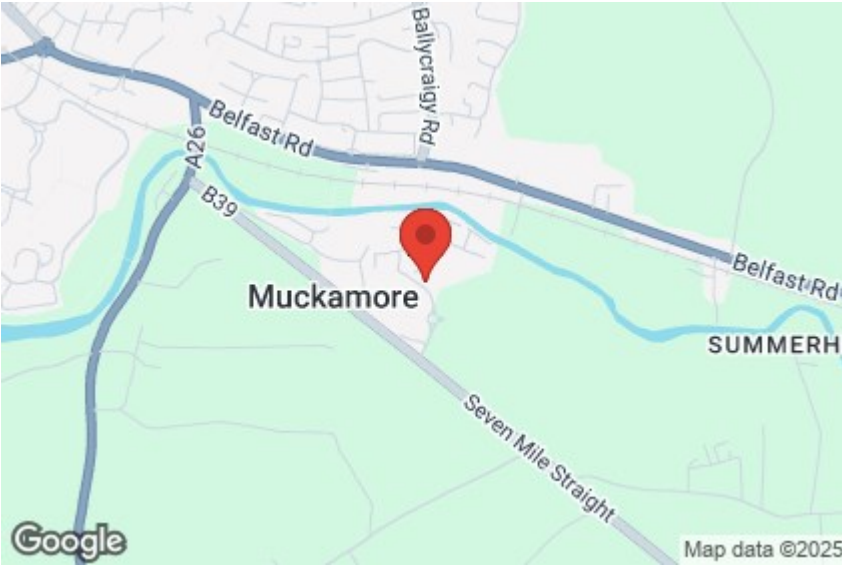






### Energy Efficiency Rating

	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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	70
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	



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