

## 94 Ashgreen, Antrim, BT41 1HN



### PRICE Offers Over £169,950

This is an incredibly rare opportunity to purchase an exceptionally well presented three bedroom semi-detached house occupying a large elevated site with open aspect to the front and generous garden to the rear in artificial neat lawn and raised timber decking. Ideally suited to those with a growing family, the spacious light filled living room opens through to the kitchen with informal dining area complete with 'Walnut' effect kitchen units and space for a range of appliances. Upstairs the three well proportioned bedrooms offer excellent family accommodation with additional benefit of built-in wardrobes to the master while the bathroom suite comprises modern sanitary ware complete with "Triton" electric shower over the bath and tiled walls.

Only on full internal inspection can one begin to appreciate the quality of this superb family home.  
Early viewing strongly recommended.

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## FEATURES

- Entrance hall with staircase to first floor
- Living room with open fire and feature wooden fire surround
- Kitchen with informal dining area / PVC 'French' double glazed door to rear
- Full range of high and low level units / Space for cooker / Fridge Freezer / Washing machine and Tumble Dryer
- First floor landing with large gable window and access to loft
- Three well proportioned bedrooms / Master with integrated storage
- Bathroom with modern white suite / Fully tiled walls
- PVC double glazed energy efficient windows / PVC external doors / Oil-fired central heating / PVC fascia & soffits
- Concrete drive to side with off-street parking for up to four cars and access to garage
- Garden to front in lawn / Fully enclosed yard area to rear in artificial neat lawn and raised timber decking with excellent sun orientation

## ACCOMMODATION

### ENTRANCE HALL

PVC door with double glazed side panel. Meter cupboard. Fully tiled floor. Staircase to first floor.

### LIVING ROOM

**14'11" x 12'2" (4.55 x 3.73)**

Open fire with wooden surround and decorative cast iron inset. Solid wood floor. Two double radiators.

### KITCHEN / INFORMAL DINING

**5.56 x 3.35**

Full range of walnut effect high and low level units with polished granite worktops. Stainless steel sink unit with mixer taps. Space for cooker with overhead extractor fan. Space for fridge freezer. Space for washing machine and tumble dryer. Stainless steel canopy with extractor fan. Recessed spot lights. Understairs storage cupboard. Double radiator. Single Radiator. PVC French doors to rear.



## FIRST FLOOR LANDING

Hot press with copper cylinder and immersion heater. Access to loft. Double radiator.

## BEDROOM 1

11'1" x 10'2" (3.40 x 3.10)

Integrated storage with sliding mirror door. Double radiator.

## BEDROOM 2

9'3" x 10'2" (2.84 x 3.10)

Double radiator.

## BEDROOM 3

8'11" x 7'8" (2.72 x 2.36)

Over stairs wardrobe. Single Radiator.

## BATHROOM

7'6" x 5'3" (2.30 x 1.62)

Modern White suite comprising a panel bath with chrome mixer tap and 'Triton' electric shower over. Wall mounted wash hand basin with chrome mixer tap and storage below. Low flush push button WC. LED lighting. Fully tiled walls. Chrome towel radiator.

## OUTSIDE REAR

Raised timber decking. Artificial lawn. Outside tap and light. 6 Ft timber fencing and pedestrian gate to the front.

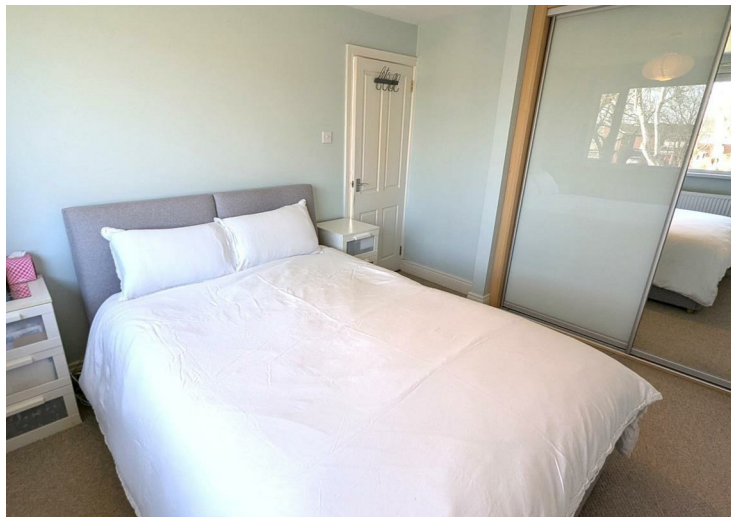
## GARAGE

17'1" x 8'2" (5.225m x 2.513)

Up and over door. Full electrics. PVC double glazed door to the rear garden.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

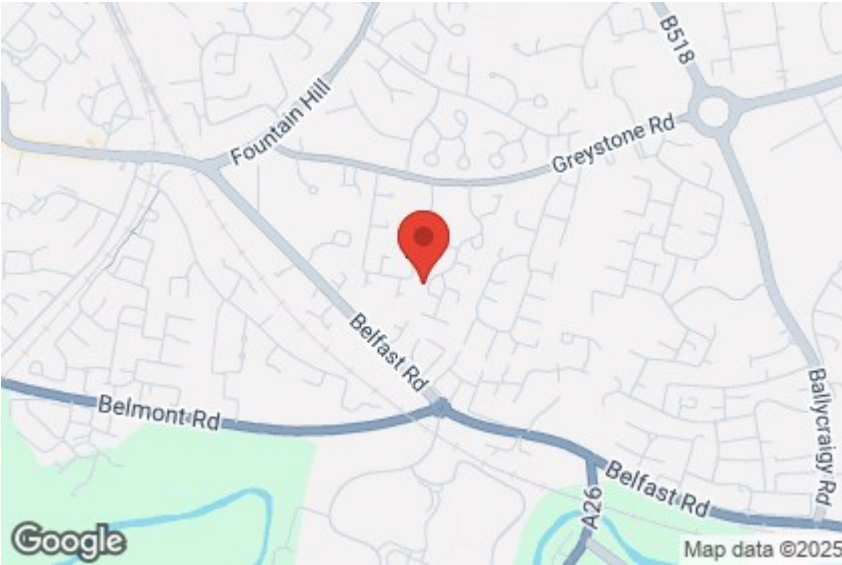






### Energy Efficiency Rating

	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>62</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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