

15 Hawkswood, Antrim, BT41 2DE



**PRICE Offers
Over £129,950**



We are delighted to offer for sale this exceptionally well presented extended three bedroom end terraced house occupying a superb position in a sought after part of Newpark, close to local shop and transport facilities.

Finished to a superb specification both inside and out, the property boast PVC double glazed windows and external doors, oil-fired central heating and generous gardens to the front and rear.

With a fully fitted range of cream 'Shaker' style high and low level kitchen units with a host of integrated appliances, a ground floor WC, three generous bedrooms, a modern shower room and a garage this property is likely to appeal to a wide variety of potential purchasers to include First Time Buyer's and young families alike.

Early viewing strongly recommended.

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FEATURES

- Welcoming entrance hall with fully tiled floor, staircase to first floor and leading to a ground floor WC
- Generous lounge 13'7" x 11'4" with feature wood wall panelling
- Stunning fully fitted kitchen with a range of cream 'Shaker' style high and low level units
- Integrated eye level double oven / hob / dishwasher / fridge freezer and washing machine
- Extended to add a further reception currently used as living/dining with feature wood panelled wall
- Three well proportioned bedroom / Two with integrated storage
- Shower room with enclosed shower and fully tiled walls and floors
- Gardens to the front and rear
- Garage with power and lighting
- PVC double glazed windows and external doors / Oil-fired central heating

ACCOMMODATION

OUTSIDE FRONT

Neat lawn. Well stocked flower bedding. Shale stone border. Paved and stepped pathway leading to patio and front door with canopy.

ENTRANCE HALL

PVC double glazed door with sidelight to welcoming entrance hall with fully tiled floor. Stair case to first floor with moulded hand rail and painted balustrading. Under stair storage cupboard with electric meter cupboard. Eyeball spot lights. Single radiator.

LOUNGE

13'7" x 11'4" (4.157 x 3.476)

(into bay) Feature wood panelled walls. Hard wood flooring. Designer vertical radiator.

GROUND FLOOR WC

Modern white suite comprising a low flush push button WC. Pedestal wash hand basin with 'monobloc' chrome mixer tap and tiled splash back. Fully tiled floor.

KITCHEN

11'2" x 9'9" (3.422 x 2.981)

Fully fitted range of cream "Shaker" style high and low level kitchen units with "Butcher Bloc" style work tops and bevelled and bricked splash back tiling. Integrated pull out drawers. Single drainer stainless steel "Frankie" sink unit with feature chrome mixer tap. Integrated appliances to include a four ring halogen hob with large stainless steel pyramid style over head extractor fan. Eye level double oven and grill, dish washer, fridge freezer and washing machine. Integrated bins. Bullet lights to kick stand. Low voltage down lights. Fully tiled floor.

EXTENDED LIVING / DINING

17'1" x 12'5" (5.211 x 3.792)

Extension adding a further reception currently used as a lounge/dining. Feature wood panelled wall. Wood laminate flooring. Dual aspect windows. Twin wall lights and ceiling lights. One single radiator. One double radiator. Glass panel door to:

REAR HALL

Wood laminate floor. Single radiator. PVC double glazed door with side lights to rear.

FIRST FLOOR LANDING

Access to partially floored loft. Hot press with insulated copper cylinder and shelving.

BEDROOM 1

11'6" x 9'10" (3.514 x 3.010)

Integrated storage with sliding mirror doors. Single radiator.

BEDROOM 2

11'6" x 8'10" (3.517 x 2.708)

Wood laminate floor. Integrated storage. Single radiator.

BEDROOM 3

8'9" x 8'5" (2.670 x 2.581)

Wood laminate floor. Single radiator.

SHOWER ROOM

5'11" x 4'10" (1.824 x 1.497)

Modern white three piece suite to include a fully enclosed shower with "Mira Sport" electric shower and glazed folding door. "Vanity" wash hand basin with monobloc chrome mixer tap and storage below. Low flush push button WC. Fully tiled walls and floors. Chrome towel radiator.

OUTSIDE REAR

Fully enclosed and mostly paved rear garden with 4 Ft timber fencing/wall and timber pedestrian gate. Well stocked flower bedding. PVC oil tank and boiler house. Outside tap and light.

GARAGE

15'4" x 9'11" (4.685 x 3.027)

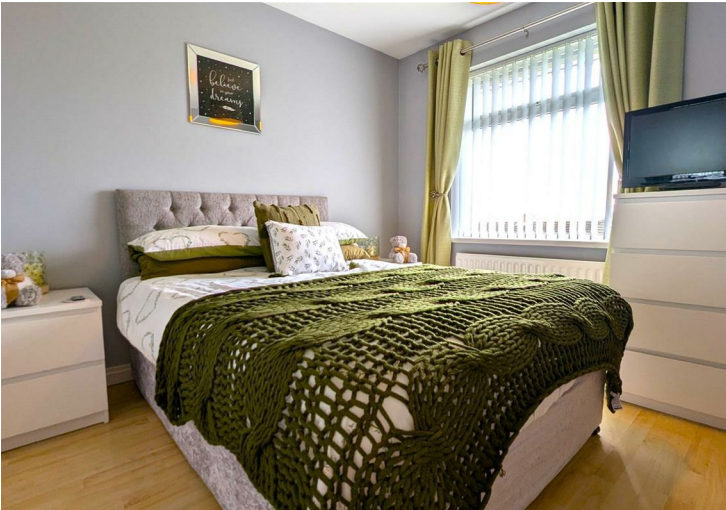
Roller door. Power and lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

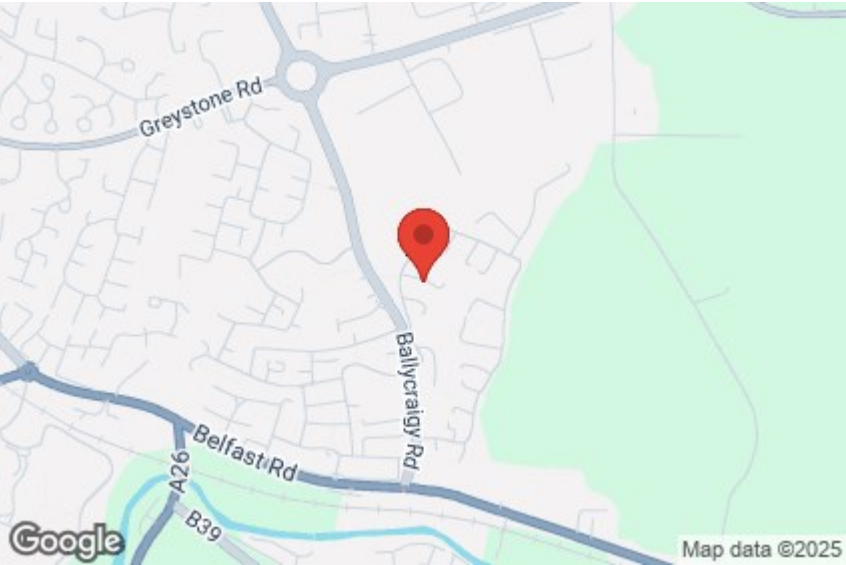
Please also be aware, property boundaries are estimated and are to be confirmed via your solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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