

## 8 Crossreagh Drive, Antrim, BT41 1LJ



### PRICE Offers Over £114,950

We are delighted to offer for sale 8 Crossreagh Drive. A beautifully presented house that offers a perfect blend of comfort and style. This delightful property features one inviting reception room, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the stunning double shaker kitchen, which comes equipped with a host of integrated appliances, making it a dream for any culinary enthusiast.

The house boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The four-piece bathroom suite is a true highlight, featuring a jet bath and an enclosed shower, ensuring a serene space for unwinding after a long day.

Outside, the property is complemented by low maintenance gardens to both the front and rear, allowing you to enjoy the outdoors without the burden of extensive upkeep.

Only on full internal inspection can one begin to appreciate the potential of this charming property.

Early viewing strongly recommended.

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## FEATURES

- Fully enclosed front garden with private driveway
- Entrance Hall with staircase to first floor
- Living room 15'4" x 10'6"
- Kitchen with Informal Dining 19'11" x 9'3"
- Range of light grey double 'Shaker' style high and low level kitchen units with 'Butcher Bloc' style work surface
- Integrated Eye level double oven / Five ring halogen hob / Fridge Freezer / Dishwasher and space for a washing machine and tumble dryer
- Three well proportioned bedrooms
- Four piece bathroom suite to include jet bath and enclosed shower
- Fully paved and fully enclosed rear garden with excellent privacy
- PVC double glazed windows and external doors / PVC soffits and fascia boards

## ACCOMMODATION

### OUTSIDE FRONT

Fully enclosed front garden with brick Pavia driveway. Mixed stone bedding and PVC double glazed front door too;

### ENTRANCE HALL

Staircase to first floor with handrail. Wood laminate flooring.

### LIVING ROOM

15'4" x 10'6" (4.699 x 3.204)

Wood laminate flooring. Double radiator.

### KITCHEN / INFORMAL DINING

19'11" x 9'3" (6.080 x 2.838)

Fully fitted range of light grey double 'Shaker' style high and low level kitchen units with 'Butcher' Bloc style worktops, splashback stands and short stainless steel handles. One and one quarter bowl stainless steel sink unit with chrome mixer tap. LED over counter lighting. Pantry storage. Integrated appliances to include a five ring halogen hob with part glass, part stainless steel overhead extractor fan and stainless steel splashback, eye level double oven and grill, fridge freezer and dishwasher. Space for a washing machine and tumble dryer. Low voltage downlights. Wood laminate flooring. Double radiator. Door too:

### REAR HALL

Large understairs storage. Fully tiled floor. Electric meter cupboard. PVC double glazed door to the rear.

### HOME OFFICE / STORAGE

Integrated worktop. Fully tiled floor. Double radiator.



## FIRST FLOOR LANDING

Access to loft. Double radiator.

## BEDROOM 1

11'7" x 9'6" (3.551 x 2.912)

Wood laminate flooring. Double radiator.

## BEDROOM 2

11'7" x 10'9" (3.545 x 3.280)

Wood laminate flooring. Double radiator.

## BEDROOM 3

10'8" x 7'11" (3.274 x 2.425)

Wood laminate flooring. Double radiator.

## BATHROOM

9'11" x 7'10" (at max) (3.02m x 2.39m (at max))

Four piece suite comprising a panel bath with jets and chrome mixer tap, shower attachment and tiled splashback. Wall mounted wash hand basin with chrome mixer tap and storage below. Low flush push button WC with tiled splashback. Fully enclosed wall to wall shower with 'Mira Go' electric shower, fully tiled walls and glazed sliding door. Fully tiled floor. Hot press storage with shelving and insulated copper cylinder. Chrome towel radiator.

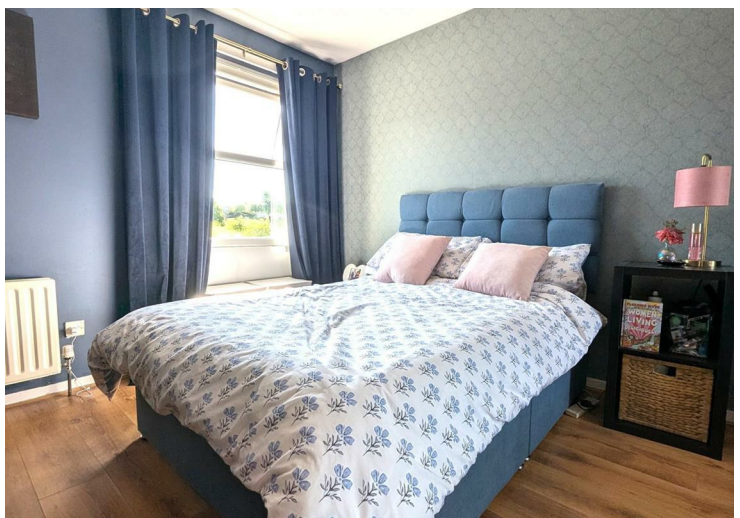
## OUTSIDE REAR

Fully enclosed and fully paved rear garden offering excellent privacy. 6Ft timber fencing and pedestrian gate to rear. Outside tap and light.

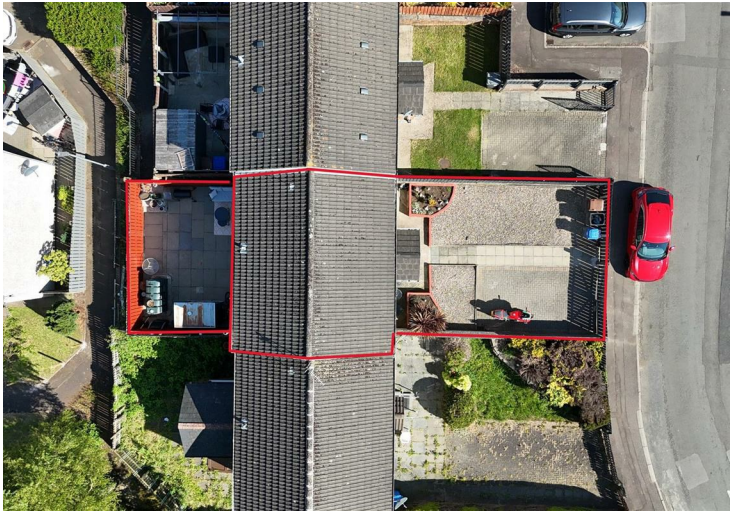
## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please note boundary pictures are for illustrative purposes only.

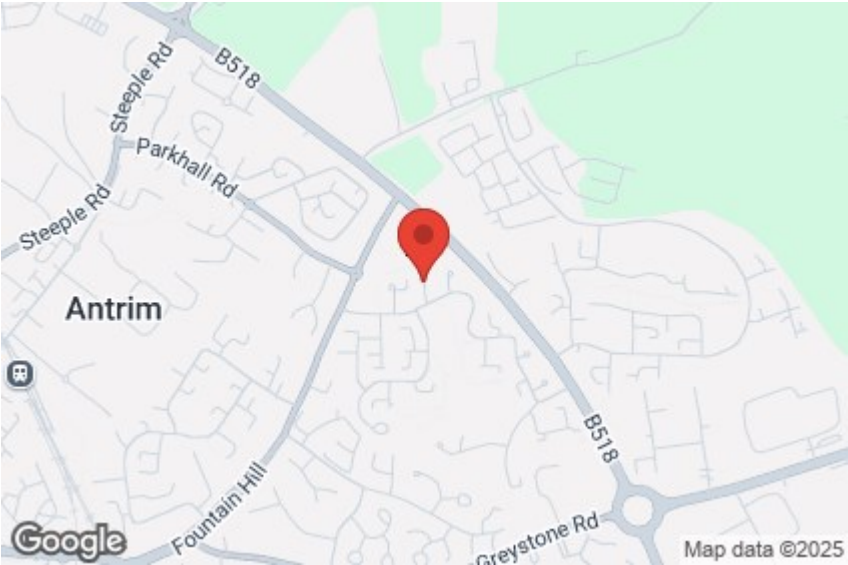






Energy Efficiency Rating

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



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