

## 2 Maplehill Terrace, Antrim, BT41 2BY



**PRICE Offers  
Over £114,950**



This is an excellent opportunity to purchase a well presented three bedroom mid terraced house occupying a generous site in this sought after estate on the outskirts of Antrim town and boasting excellent off-street parking to the front with superb sun orientation to the rear. Finished to a good standard throughout, the property benefits from mahogany effect PVC double glazed windows and external doors together with gas fired central heating and PVC fascia and soffits. Internally the property boasts wood effect, cream coloured high and low level kitchen units with integrated oven and hob together with a modern white bathroom suite and separate W/C. In addition to the substantial tarmac parking area to the front, the property also has a generous rear yard area with range of storage sheds. Ideally suited to First Time Buyers and Investors alike, this property can only be fully appreciated following full internal inspection.

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## FEATURES

- Spacious entrance porch with fully tiled floor / Open to;
- Entrance hall with staircase to first floor
- Living room 17'8 x 9'10 with open fire and feature surround
- Kitchen with informal dining area / Full range of wood effect cream coloured high and low level units / Integrated oven and hob
- Rear hall with fully tiled floor
- First floor landing
- Three well proportioned bedrooms
- Bathroom with modern white suite / Separate W/C
- Mahogany effect PVC double glazed windows and external doors / Gas fired central heating / PVC fascia and soffits
- Large tarmac parking area to front / Enclosed yard to rear with range of outbuildings

## ACCOMMODATION

Mahogany effect PVC double glazed entrance door and matching side lights to:

### ENTRANCE PORCH

5'7 x 4'11 (1.70m x 1.50m)

Fully tiled floor. Open to:

### ENTRANCE HALL

Fully tiled floor open to:

### LIVING ROOM

17'8 x 9'10 (5.38m x 3.00m)

Open fire with feature wooden surround, polished granite inset and hearth. Wood laminate floor. Double radiator.

### KITCHEN INTO INFORMAL DINING

17'7 x 9'3 (5.36m x 2.82m)

Full range of wood effect cream coloured high and low level units with short chrome handles and contrasting wood effect work surfaces. One and a quarter bowl single drainer stainless steel sink unit and mixer taps. Integrated four ring halogen hob with stainless steel pyramid style over head extractor. Low level combination oven and grill. Plumbed for washing machine. Space for fridge freezer. Wood laminate floor to dining area. Fully tiled floor. Double radiator. Open to:

### REAR HALL

Mahogany effect PVC double glazed door to rear. Fully tiled walls. Access to under stair storage.



## FIRST FLOOR LANDING

Former hot press with cylinder removed and gas boiler installed. Single radiator.

## BEDROOM 1

11'11 x 9'6 (3.63m x 2.90m)

Door to over stair storage. Double radiator.

## BEDROOM 2

10'1 x 7'3 (3.07m x 2.21m)

Double radiator.

## BEDROOM 3

7'10 x 7'3 (2.39m x 2.21m)

Open inset for potential storage. Single radiator.

## BATHROOM

6'x 5'6 (1.83mx 1.68m)

Modern white suite comprising a 'P' shaped panel bath with mains shower over, 'Drench' shower head, secondary attachment and partially glazed screen. Wall mounted wash hand basin with chrome mixer tap and storage below. PVC wall panelling and flooring. Chrome towel radiator.

## SEPARATE W/C

White low flush push button W/C. PVC wall panelling and flooring. LED downlight.

## OUTSIDE

Double width entrance to tarmac front parking for up to 4 cars. Low level timber fencing and kerbed edging with pink stone display. Fully enclosed and mostly paved yard to rear. 5Ft. walling.

## ATTACHED STORAGE CUPBOARD

3'1 x 2'11 (0.94m x 0.89m)

## ATTACHED COAL SHED

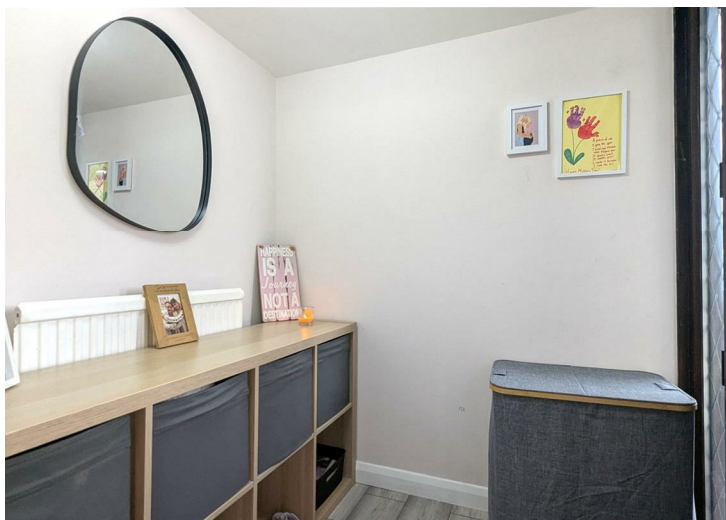
4'5 x 3'2 (1.35m x 0.97m)

## LARGE ATTACHED STORE

17'3 x 7'6 (5.26m x 2.29m)

## 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) 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		
	67	71
Northern Ireland	EU Directive 2002/91/EC	



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