

35 Craighill, Antrim, BT41 1PS



PRICE Offers Over £99,950

This is an excellent opportunity for the first time buyer and investor alike to purchase a well presented and extended three bedroom end terrace house in close proximity to a host of local amenities, schools and public transport routes.

Accommodation comprises of spacious lounge with feature electric fireplace, fully fitted kitchen with 'beech' effect high and low level kitchen units and 'Butcher Bloc' worktops along with three well proportioned bedrooms.

With the dwelling further boasting recently tarmacked driveway to the front, oil fired central heating, PVC double glazed windows and external doors and spacious gardens to the front, side and rear, we recommend early viewing to avoid disappointment.

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Tel: (028) 9083 0803



FEATURES

- Entrance hall with wood laminate flooring / Staircase to first floor / Understairs storage
- Living room 13'3" x 9'10" (at max) with feature electric fireplace
- Kitchen with full range of 'Beech' effect high and low level units with complimentary worktops and splashback tiling
- Integrated oven, hob and space for fridge freezer and dishwasher
- Ground floor bathroom with modern white suite
- First floor landing
- Three well proportioned bedrooms
- Excellent corner site with enclosed front and back gardens / Recently tarmacked driveway with space for two cars
- PVC double glazed window and external doors / PVC soffits and fascia boards / Oil-Fired central heating
- Excellent opportunity for first time buyers and investors alike

ACCOMMODATION

OUTSIDE FRONT

Fully enclosed front and side garden with 4ft walls and iron gates to private recently tarmacked drive with space for two cars. Neat lawns. Pedestrian gate to rear. Outside light. Steps too;

ENTRANCE HALL

PVC double glazed door to entrance. Staircase to first floor with 2 x moulded handrails. Understairs storage cupboard. Wood laminate flooring. Single radiator.

GROUND FLOOR BATHROOM

7'9" x 5'6" (2.365 x 1.695)

Modern white suite comprising a 'P' shaped panel bath with chrome mixer tap, shower over featuring a 'Drench' shower head, secondary attachment and glazed screen. Wash hand basin with 'monobloc' chrome mixer tap and storage below. Low flush push button WC. Chrome towel radiator.

LIVINGROOM

13'3" x 9'10" (at max) (4.047 x 3.005 (at max))

Wood laminate flooring. Feature electric fireplace with tiled hearth, splashback and ornate wooden surround. Double radiator.

KITCHEN / INFORMAL DINING

16'2" x 9'11" (at max) (4.937 x 3.038 (at max))

Full range of 'Beech' effect high and low level kitchen units with complimentary worktops and splashback tiling. Single drainer stainless steel sink unit with chrome mixer tap. Integrated four ring halogen hob with stainless steel pyramid style overhead extractor fan. Low level combination oven / grill. Space for fridge freezer, dishwasher and stacked washing machine and tumble dryer. Fully tiled floor. Single radiator.

REAR HALL

Fully tiled floor. Single radiator. PVC double glazed door to rear.

FIRST FLOOR LANDING

Access to loft. Hot press with insulated copper cylinder.
Double radiator.

BEDROOM 1

12'8" x 9'11" (3.865 x 3.046)

Wood laminate flooring. Over stairs storage inset with clothing rails. Single radiator.

BEDROOM 2

10'4" x 6'10" (3.159 x 2.098)

Wood laminate flooring. Single radiator.

BEDROOM 3

8'10" x 7'3" (2.703 x 2.218)

Wood laminate flooring. Single radiator.

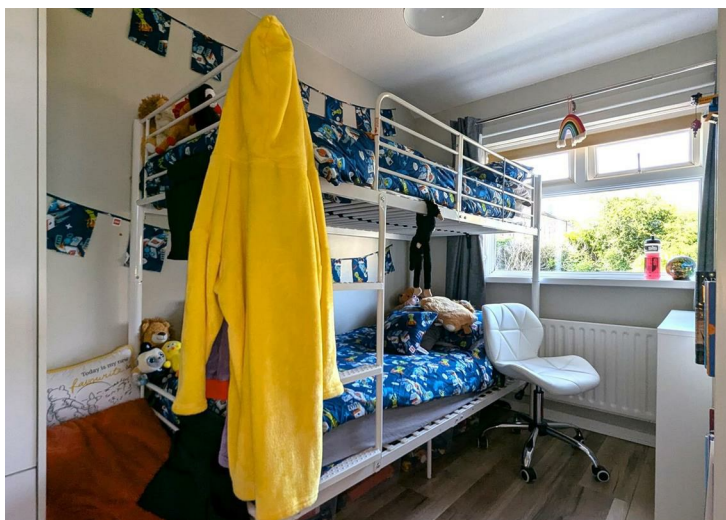
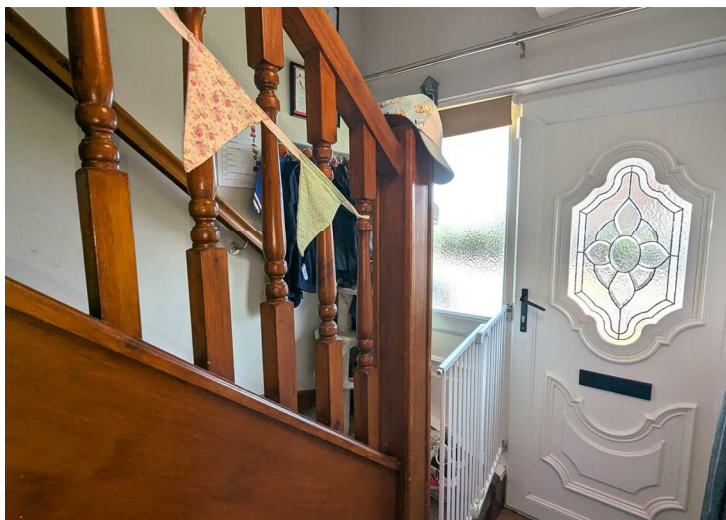
OUTSIDE

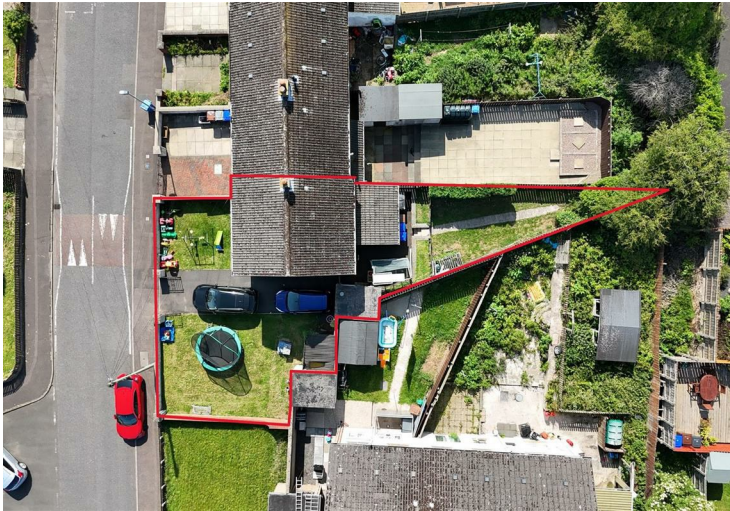
Steps to fully enclosed rear garden with 6Ft timber fencing and pedestrian gate to front. Boiler house. PVC oil tank.
Outside tap and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

Please also be aware, property boundaries are for illustrative purposes only and are to be confirmed via solicitor.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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