

## 26 Orkney Street, Antrim, County Antrim, BT41 2TQ



### PRICE Offers Over £119,950

We are delighted to offer for sale this deceptively spacious and exceptionally well presented three bedroom end terraced house occupying a superb position with excellent sun orientation to the rear. Benefiting from generous, well proportioned rooms to include for a spacious kitchen with informal dining area, separate living room and an entrance hall with ground floor W/C and two storage cupboards one of which is plumbed for a washing machine and provides space for a tumble dryer and low level fridge and freezer. The property also has been upgraded with gas fired central heating and PVC double glazed windows. Ideally suited to investors and first time buyers alike. Early viewing strongly recommended.

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## FEATURES

- Entrance hall with slate effect wood laminate floor
- Large storage cupboard utility space plumbed for washing machine
- Ground floor W/C
- Kitchen with informal dining area
- Full range of walnut effect high and low level units / 'New World' Gas range cooker / Integrated dishwasher / Space for Fridge freezer
- Generous living room 13'1" x 12'5"
- Three well proportioned bedrooms / Two with built-in wardrobes
- Bathroom with double ended panel bath and mains shower over
- PVC double glazed windows / Gas-fired central heating / Enclosed low maintenance yard to rear with excellent sun orientation
- Superb opportunity for first time buyers

## ACCOMMODATION

### OUTSIDE FRONT

Enclosed, fully paved front garden with wall and timber pedestrian gate. Outside tap.

### ENTRANCE PORCH

PVC double glazed door to entrance. Cloaks cupboard. Door to utility space with work surface, space for stacked washing machine and tumble dryer and space for a low level fridge and freezer. Double glazed door to;

### ENTRANCE HALL

Slate effect wood laminate flooring. Single radiator.

### GROUND FLOOR WC

white suite comprising a vanity wash hand basin with stainless steel hot and cold taps. Low flush WC. Extractor fan.

### KITCHEN WITH INFORMAL DINING

17'7" x 12'10" (5.373 x 3.921 )

(At max). Full range of walnut effects shaker style, high and low level kitchen units with contrasting work surfaces and complimentary bevelled splashback tiling. One and one quarter bowls stainless steel sink unit with chrome mixer tap. 'New world' gas range cooker, with five hobs and double oven and grill. Integrated dishwasher and space for fridge freezer. Slate effect wood laminate flooring. Dual aspect windows. Double radiator.

### REAR HALL

PVC double glazed door to the rear.

### LIVING ROOM

13'1" x 12'5" (3.991 x 3.796)

Wood laminate flooring. Double radiator.

## FIRST FLOOR LANDING

Linen cupboard with 'Worcester' combi gas boiler.

## BEDROOM 1

11'5" x 10'1" (3.482 x 3.090)

Wood laminate flooring. Integrated bedroom storage with shelving and clothing rails. Single radiator.

## BEDROOM 2

11'7" x 9'10" (3.546 x 3.005)

Integrated storage cupboard. Wood laminate flooring. Single radiator.

## BEDROOM 3

10'7" x 7'4" (3.233 x 2.259)

Wood laminate flooring. Single radiator.

## FAMILY BATHROOM

6'10" x 5'9" (2.092 x 1.753)

Modern white suite comprising a double ended panel bath with chrome mixer tap and 'Redring' electric shower over and partially glazed screen. Pedestal wash hand basin with 'Monobloc' chrome mixer tap. Low flush push button WC. Slate effect wood laminate flooring. Chrome towel radiator.

## OUTSIDE REAR

Fully enclosed and paved rear garden, with six foot timber fencing and the pedestrian gate to front. Concealed bin area. Composite decking. Outside lighting. Outside Power sockets. Garden shed is negotiable.

## IMPORTANT NOTE TO ALL POTENTIAL

### PURCHASERS;

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

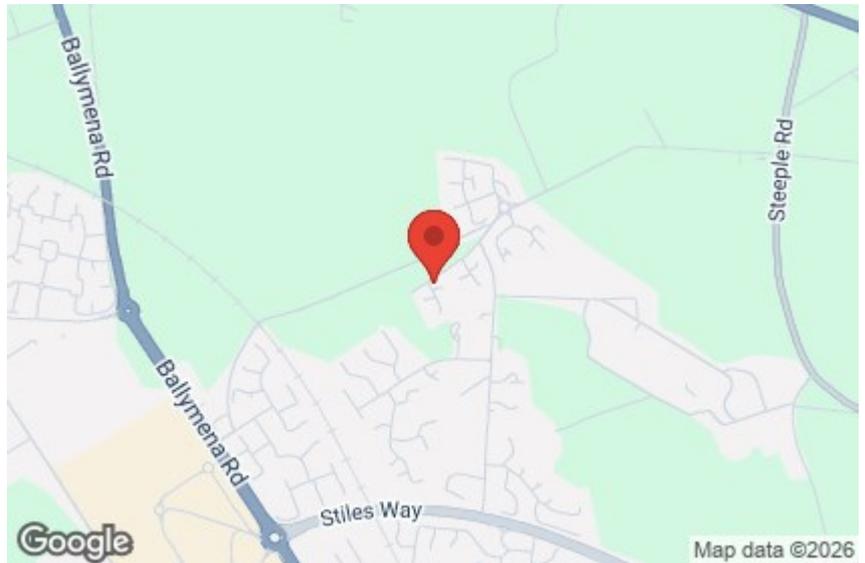
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





### 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>70</b>	<b>76</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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