

32 Hollowburn Road, Antrim, BT41 1NQ



PRICE Offers Over £104,950

This is an incredibly rare opportunity to purchase a three bedroom mid terraced property occupying a good location within Ballycraigy on the outskirts of Antrim town, yet within easy access of all local amenities and transport facilities. Substantially updated to include for PVC double glazed windows and a fully fitted white "Country" style kitchen units and three piece bathroom suite to include for panel bath with shower unit over.

With private parking to the front and low maintenance gardens to the rear this property is ideally suited to the first time buyer and investor alike, this deceptively spacious three bedroom property is ready to walk in to with a full internal repaint and new carpets.

Early viewing strongly recommended.

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Ballyclare
51 Main Street
BT39 9AA
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Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803



FEATURES

- Entrance hall with staircase to first floor
- Generous living room 12'5" x 11'4"
- Kitchen with full range of White "Country" style high and low level units
- Integrated oven and hob, space for washing machine and fridge freezer / Understairs storage
- First floor landing with access to loft
- Three well proportioned bedrooms / Two with built-in wardrobes
- Three piece white family bathroom suite comprising a panel bath with shower over
- PVC double glazed windows and external doors / Oil-fired central heating
- Private driveway to the front and fully paved and fully enclosed garden to the rear
- Excellent opportunity for first time buyers and investors alike

ACCOMMODATION

OUTSIDE FRONT

Partially enclosed front garden with concrete driveway. PVC double glazed door to:

ENTRANCE HALL

Stair case to first floor with moulded hand rail. Single radiator.

LIVING ROOM

12'5" x 11'4" (3.806 x 3.463)

Electric meter cupboard. Double radiator.

KITCHEN INTO INFORMAL DINING

6'9" x 14'9" (2.075 x 4.507)

Full range of white contemporary style high and low level kitchen units with black handles, "butcher" bloc style work tops and partially bevelled white splash back tiling. Single stainless steel sink unit with chrome mixer tap. Integrated mid level combination oven and grill, four ring halogen hob with over head extractor fan. Space for washing machine and fridge freezer. Double radiator. Under stair storage cupboard with light. PVC double glazed door to rear. Double radiator.

FIRST FLOOR LANDING

Access to loft with pull down ladder and partially floored loft and light.

BEDROOM 1

12'8" x 9'0" (3.879 x 2.763)

Integrated hot press with integrated copper cylinder and shelving. Single radiator.

BEDROOM 2

10'0" x 8'1" (3.058 x 2.478)

Single radiator. Integrated storage cupboard.

BEDROOM 3

10'7" x 6'0" (3.240 x 1.838)

Single radiator.

BATHROOM

6'0" x 5'5" (1.839 x 1.661)

Modern white suite comprising a panel bath with "Mira Sport" electric shower and partially glazed folding door. Pedestal wash hand basin with stainless steel hot and cold taps. Low flush push button WC. Partially tiled walls. Single radiator.

OUTSIDE REAR

Fully enclosed and fully paved in brick pavia rear garden with excellent sun orientation. Brick built boiler house. Outside tap and light. PVC soffits and fascia boards.

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) 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		
	55	73
Northern Ireland	EU Directive 2002/91/EC	



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