

## 69 Riverside, Antrim, BT41 4BL



### PRICE Offers Over £89,950

We are delighted to offer for sale this rare opportunity to purchase this charming property located in the tranquil area of Riverside which is located in Antrim town centre making it close to local amenities, schools and public transport. This property has benefitted from a host of renovations including a modern kitchen fitted with a full range of high and low level 'shaker' style units as well as a breakfast bar area, Downstairs shower room, wood laminate flooring and low voltage downlighting throughout the living area. Two well proportioned bedrooms one to include built in storage, fully enclosed rear garden offering excellent privacy. This turn key property is perfect for investors and first time buyers alike.

Early viewing strongly recommended.

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## FEATURES

- Living room with feature dual aspect windows open to;
- Kitchen with a full range of cream 'Shaker' high and low level units with breakfast bar area.
- Integrated four ring halogen hob and 'pyramid' style overhead extractor.
- Modern ground floor shower room and WC.
- First floor landing.
- Two well proportioned bedrooms one with built in storage included.
- PVC double glazed windows and external doors / Oil fired central heating.
- Close to the local town centre and local amenities.
- Fully enclosed private rear garden
- Excellent opportunity for first time buyers and investors alike

## ACCOMMODATION

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PVC Double glazed door to:

### ENTRANCE HALL

Staircase to first floor, wooden wall mounted handrail and wood laminate flooring.

### LIVING ROOM

15'6" x 12'7" (at max) (4.730m x 3.849m (at max))

Low voltage down lights, under stairs storage with built in shelving, Wood laminate flooring and a double radiator. Open to;

### KITCHEN

8'6" x 8'3" (2.603m x 2.533m)

Full range of high and low level 'cream' wood grain effect 'shaker' style kitchen units with polished chrome handles, contrasting 'butcher block' style worktops, and complimentary 'metro' style splash-back tiling, Stainless steel single drainer sink unit with a chrome 'monobloc' mixer tap, Four ring halogen hob with a 'pyramid' style overhead extractor fan, space for fridge freezer, plumbed for washing machine, Breakfast bar area, fully tiled floor and a double radiator.

### GROUND FLOOR SHOWER ROOM

5'0" x 7'11" (1.525m x 2.426m)

Modern white suite comprising of a PVC clad corner shower cubicle, fully glazed screen with a pivot door, 'triton alicante' electric shower unit, Molded WHB with Vanity sink unit, chrome 'mono-bloc' mixer tap and tiled splashback, Low flush push button WC, extractor fan, fully tiled floor and a chrome towel radiator.

### FIRST FLOOR LANDING

Single radiator.



### **BEDROOM 1**

12'10" x 6'2" (3.931m x 1.904m)

Single radiator.

### **BEDROOM 2**

9'5" x 9'3" (at max) (2.888m x 2.830m (at max))

Access to loft, built in storage with integrated shelving, single radiator.

### **REAR HALL**

Hot press with built in shelving, copper cylinder, Immersion heater and a pressurized water system. PVC double glazed door to;

### **OUTSIDE REAR**

Fully enclosed rear garden with an outside light.

### **IMPORTANT INFORMATION TO ALL POTENTIAL PURCHASERS**

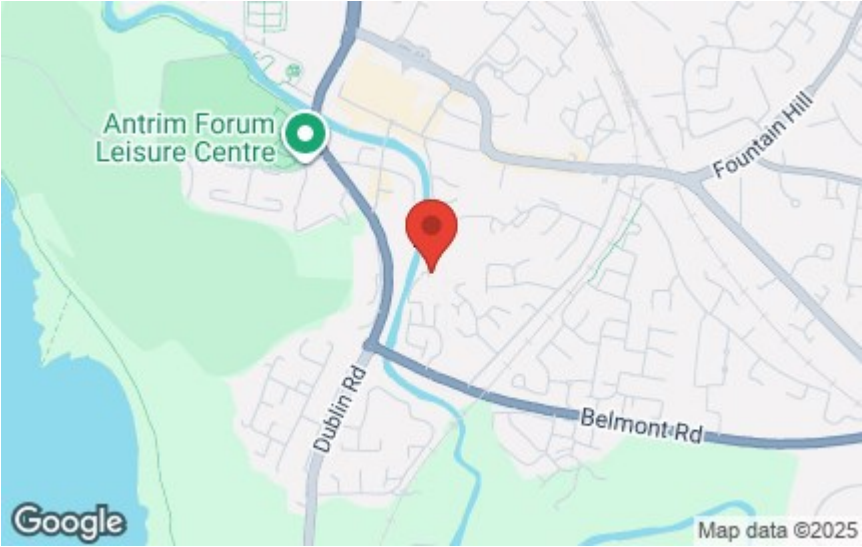
Please note, none of the services or appliances have been tested at this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	68
(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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