

84 Garden Village, Antrim, BT41 1NB



PRICE Offers Over £94,950

This is an excellent opportunity for those with a limited budget to purchase a spacious three bedroom end terraced house in need of some modernisation but benefiting from mahogany effect PVC double glazed windows and rear door together with gas fired central heating, modern bathroom suite ideally suited to an elderly person with easy access bath and separate W/C. Outside, the generous gardens to front and rear also boast a spacious workshop, tin shed, wash house and W/C together with dedicated parking to the front for one car.

Only on full internal inspection can one appreciate the potential of this superb family home that is just as likely to appeal to young couples and investors alike.

Early viewing strongly recommended.

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FEATURES

- Entrance hall with staircase to first floor
- Living room 12'5 x 11'9 with open fire and tiled surround / Built-in mahogany display cabinets
- Kitchen with informal dining area / Full range of maple effect high and low level units
- Open square archway to Dining room 11'9 x 8'11
- First floor landing with access to attic
- Three bedrooms / All with range of built-in wardrobes
- Modern white bathroom suite adapted to suit an elderly or infirm person with easy access bath
- Separate modern white push button low flush W/C
- Mahogany effect PVC double glazed windows and rear door / Gas fired central heating / PVC fascia and soffits
- Generous gardens to front and rear / Paved off-street parking to front for one car / Enclosed gardens to rear with range of sheds / Outside W/C

ACCOMMODATION

Hardwood single glazed entrance door to;

ENTRANCE HALL

Staircase to first floor with moulded handrail. Single radiator.

LIVING ROOM

12'5 x 11'9 (3.78m x 3.58m)

Bow window. Open fire with tiled surround, display inset and hearth. Mahogany displays to either side with glazed doors. Single radiator.

KITCHEN WITH INFORMAL DINING

11'8 x 9'8 (3.56m x 2.95m)

Full range of maple effect high and low level units with contrasting worksurfaces. Single drainer stainless steel sink unit with mixer taps. Space for cooker, fridge freezer and microwave. Part tiled walls to worksurface. Double doors to storage cupboard and electric meter. Tiled effect wood laminate floor. Mahogany effect PVC double glazed door to rear. Double radiator. Open square archway to;

DINING ROOM

11'9 x 9'8 (3.58m x 2.95m)

Wood laminate floor. Single radiator.

FIRST FLOOR LANDING

Access to loft.

BEDROOM 1

11'9 x 10'10 (3.58m x 3.30m)

into full wall of built-in wardrobes with overhead lockers, drawer sets and part mirrored doors. Concealed wall mounted gas fired boiler. Single radiator.

BEDROOM 2

11'9 x 9'5 (3.58m x 2.87m)

into full wall of built-in wardrobes with overhead lockers and low level storage cupboards. Single radiator.

BEDROOM 3

9'4 x 8'6 (2.84m x 2.59m)

into full wall of built-in wardrobes with overhead lockers, low level drawer set and open shelving. Single radiator.

BATHROOM

5'6 x 4'10 (1.68m x 1.47m)

Modern suite adapted for an older client with easy access, sit-in bath with leak-proof door, mixer taps and thermostatic shower over complete with fixed drench head and hand held shower. Pedestal wash hand basin with monobloc mixer taps. Fully tiled walls with complimentary mosaic patterned feature wall. Fully tiled floor. PVC strip ceiling with low voltage downlights. High level wall mounted electric heater. Polished chrome heated towel rail.

SEPARATE W/C

Modern white push button low flush W/C. Fully tiled walls with decorative border.

OUTSIDE

Paved off-street parking for one car. Pedestrian gate and tegula brick steps down to tegula brick pathway with gold stone edging. Front garden in neat lawn and mature conifer hedge. Paved pathway to front and gold stone display. 6Ft. timber pedestrian gate through to concrete side pathway with timber gated access to;

Fully enclosed and paved patio area to rear. Outside tap and light. Part glazed door to;

WASH HOUSE

5'8 x 4'6 (1.73m x 1.37m)

Plumbed for washing machine. Part glazed door to;

OUTSIDE W/C

4'6 x 3'5 (1.37m x 1.04m)

Low flush W/C and pedestal wash hand basin.

WORKSHOP

23'11 x 8'1 (7.29m x 2.46m)

Power and light. Glazed window into tin shed at rear. Door to;

REAR GARDEN

in pink stone and small area in neat lawn.

ATTACHED TIN SHED

11'2 x 7'1 (3.40m x 2.16m)

Solid wood floor.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

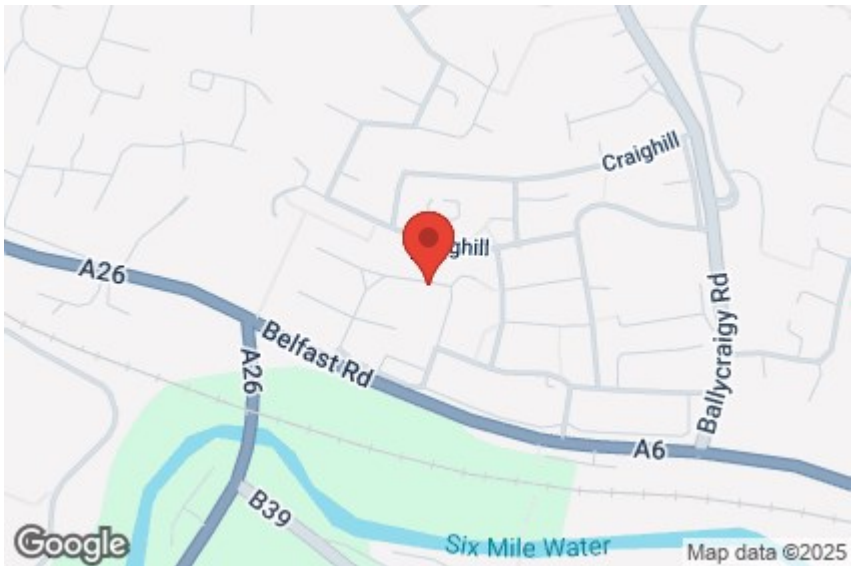
Please note, none of the services or appliances have been tested at this property.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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