

## 32 Stiles Farm, Antrim, BT41 1LP



**PRICE Offers Over  
£124,950**

Welcome to 32 Stiles Farm, Antrim - a recently renovated end terrace! This lovely property boasts a recently installed kitchen, perfect for whipping up delicious meals for family and friends. Imagine enjoying a cup of tea in your private rear garden, a tranquil space to relax and unwind after a long day. Recently fitted triple glazed windows offers increased energy efficiency and noise cancellation. With the convenience of a ground floor WC, this house offers both comfort and practicality. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful home.

Perfect for first time buyers and investors alike.

Early viewing is strongly recommended.

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## FEATURES

- Enclosed front garden. Paved pathway leading to composite triple glazed entrance door to:
- Ground floor W/C and separate store room
- Living room with wood laminate floor and picture window
- Recently installed Kitchen with informal dining area / PVC triple glazed 'French' doors to rear
- Full range of high and low level 'Shaker' style kitchen units / Integrated oven and hob
- First floor landing with access to partially floored loft with shelving and lighting
- Three well proportioned bedrooms / one with integrated storage
- Recently fitted shower room with walk in shower and 'Vanity' sink unit
- PVC triple glazed windows and external rear door / Composite, triple glazed front door / Recently installed Gas-fired central heating / PVC soffits and fascias / New Drainage to rear garden / Floored roof space with shelving
- Excellent opportunity for First Time Buyers and Investors alike

## ACCOMMODATION

### ENTRANCE HALL

Composite double glazed door to entrance. Stair case to first floor with hand rail. Large storage cupboard. Wood laminate floor. Double radiator. Second storage cupboard.

### GROUND FLOOR WC

White suite comprising low flush WC and 'Vanity' wash hand basin with storage below. Wood laminate flooring.

### KITCHEN INTO INFORMAL DINING

**21'7" x 8'4" (6.598 x 2.562)**

Recently installed mid grey "Shaker" style high and low level units with contrasting work tops. One and a quarter bowl stainless steel sink unit with chrome mixer tap. Integrated four ring gas hob with stainless steel pyramid style over head extractor fan. Low level combination oven and grill. Integrated fridge freezer. Space for tumble dryer and washing machine. Pantry storage cupboard. Double radiator. "French" PVC triple glazed doors to rear.

### LIVING ROOM

**13'0" x 11'9" (3.970 x 3.589)**

Wood laminate flooring. Double radiator.

## FIRST FLOOR LANDING

Storage cupboard. Wood laminate flooring. Access to floored loft with shelving, drop down ladder and lighting.

## BEDROOM 1

11'7" x 10'1" (3.536 x 3.075)

Wood laminate flooring. Single radiator.

## BEDROOM 2

13'7" x 8'10" (4.141 x 2.706)

Wood laminate flooring. Single radiator.

## BEDROOM 3

10'8" x 7'8" (3.253 x 2.360)

(at max) Single radiator.

## SHOWER ROOM

8'9" x 5'6" (at max) (2.668 x 1.685 (at max))

Recently fitted luxury shower room comprising a walk in shower with 'Drench' shower head, secondary attachment glazed screen and 1,200mm tray. 'Vanity' wash hand basin with black 'Monobloc' mixer tap and storage below. Low flush push button WC. PVC panelling to all walls. LVT flooring. Low voltage down lighting. Black towel radiator.

## OUTSIDE

Outside tap to front. Outside tap with sink to rear. Outside power sockets. Mostly paved fully enclosed rear garden with excellent privacy, 6 Ft timber fencing and pedestrian gate. Well stocked flower border.

## 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>76</b>	<b>82</b>
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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