

58 Ashgreen, Antrim, BT41 1HL



PRICE Offers Over £174,950

This is an incredibly rare opportunity to purchase a well presented, chain free three bedroom semi-detached house occupying a superb site with open aspect to the front and generous garden to the rear. Ideally suited to those with a growing family, the spacious light filled living room opens through to the kitchen with informal dining area complete with white 'Shaker' style kitchen units and space for a range of appliances. Upstairs the three well proportioned bedrooms offer excellent family accommodation with additional benefit of built-in wardrobes to the principal while the bathroom suite comprises modern sanitary ware complete with "Triton" electric shower over the bath and tiled walls and flooring. Only on full internal inspection can one begin to appreciate the quality of this superb family home. Early viewing strongly recommended.

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FEATURES

- Entrance hall with staircase to first floor
- Generous living room 14'11" x 12'1" (at max) with wood laminate flooring
- Kitchen with informal dining area / PVC 'French' double glazed door to rear
- Full range of white 'Shaker' style high and low level units / Space for cooker (included) / Fridge Freezer
- First floor landing with large gable window and access to partially floored loft with drop down ladder
- Three well proportioned bedrooms / Principal with integrated storage
- Bathroom with modern white suite / Fully tiled walls and flooring
- PVC double glazed windows and external doors / Gas-fired central heating / PVC fascia & soffits
- Tarmac drive to side with off-street parking for up two cars / Garage with portioned utility area plumbed for washing machine and space for tumble dryer
- Open aspect to front / Garden to front in lawn / Fully enclosed rear garden in neat lawn and paved patio

ACCOMMODATION

OUTSIDE FRONT

Open aspect to front. Neat lawn. Tarmac drive with space for three cars. Step to;

ENTRANCE HALL

PVC double glazed door with sidelight to entrance hall. Electric meter cupboard. Staircase to first floor with handrail. Wood laminate flooring. Double radiator.

LIVING ROOM

14'11" x 12'1" (at max) (4.547 x 3.694 (at max))

Wood laminate flooring. Tv and broadband points. 'Eyeball' spot lights. Double radiator. Arch open to;

KITCHEN WITH INFORMAL DINING

18'2" x 11'1" (5.542 x 3.379)

Full range of white 'Shaker' style high and low level kitchen units with contrasting work surfaces and splashback tiling. Peninsula with additional storage. Space for cooker (Included) with stainless steel pyramid style overhead extractor fan. Space for fridge freezer. Wood laminate flooring. Double radiator. Two x PVC double glazed doors to rear with sidelight.

FIRST FLOOR LANDING

Access to partially floored loft with drop down ladder.
Large gable window. Hot press with 'Worcester' combi gas boiler.

BEDROOM 1

12'2" x 10'2" (3.714 x 3.103)

Integrated bedroom storage with sliding doors. Single radiator.

BEDROOM 2

10'2" x 9'5" (3.103 x 2.893)

Single radiator.

BEDROOM 3

8'11" x 7'9" (2.725 x 2.365)

Single radiator.

BATHROOM

7'7" x 5'4" (2.334 x 1.628)

Modern white suite comprising a panel bath with chrome hot and cold taps and 'Triton Enrich' electric shower over. Wash hand basin with feature chrome 'Monobloc' mixer tap and storage below. A low flush push button WC. Fully tiled floors and walls. Chrome towel radiator.

OUTSIDE REAR

Fully enclosed rear garden, with six foot timber fencing and pedestrian gate to front. Paved patio. Neat lawn. Service door to;

GARAGE

22'11" x 8'3" (6.999 x 2.534)

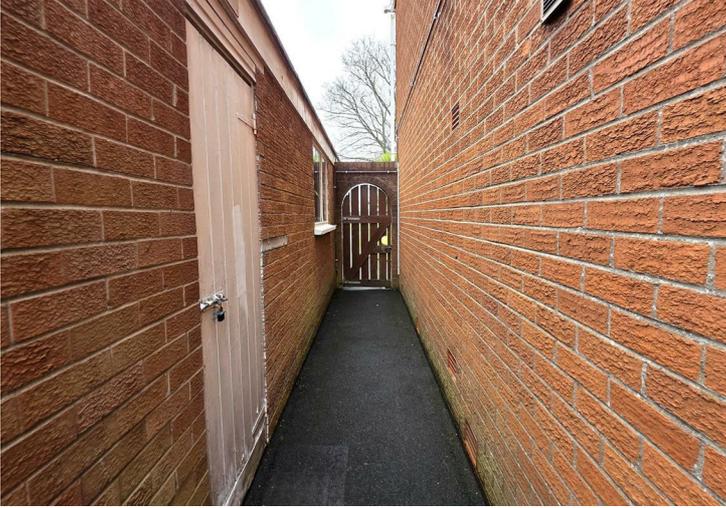
Partitioned to offer utility area with low level maple effect kitchen units with complimentary work surfaces. Single drainer stainless steel sink unit with chrome mixer tap offering both hot and cold water. Plumbed for washing machine and space for tumble dryer. Up and over door. Power and lighting.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

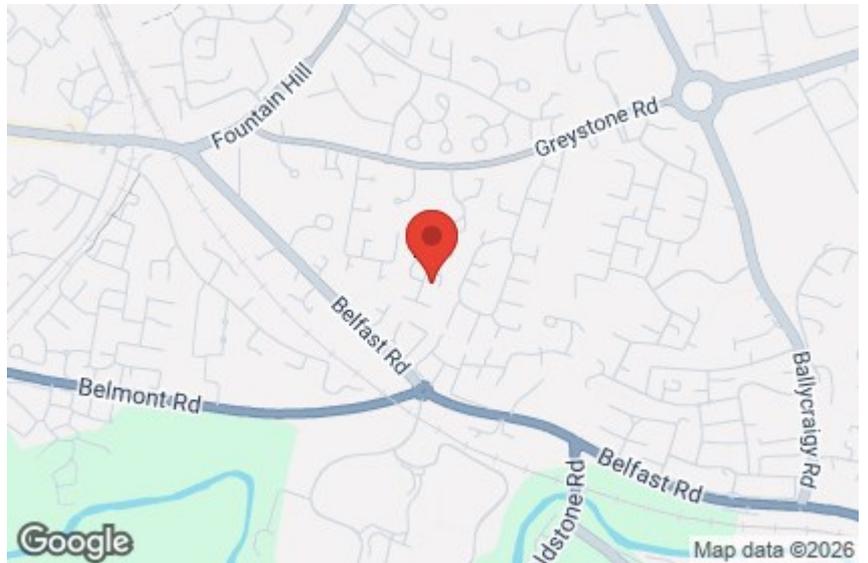
Please also be aware property boundaries are an estimation and are to be confirmed via your solicitor.





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		
	71	77
Northern Ireland	EU Directive 2002/91/EC 	



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