

## 23 Sprucefield, Antrim, BT41 2BH



**PRICE Offers  
Over £129,950**



We are delighted to offer for sale this stunning three-bedroom mid-terrace home at 23 Sprucefield which has been thoughtfully renovated to an exceptional standard, offering true turnkey accommodation within the highly sought-after Newpark Estate. The property benefits from new PVC double glazed windows and external doors, along with updated PVC soffits and fascia boards for added peace of mind. Internally, a brand new contemporary kitchen with integrated appliances has been installed, complemented by modern sanitaryware to both the ground floor WC and stylish first floor shower room. Further enhancements include new flooring throughout, updated skirting to the ground floor, new internal doors and contemporary lighting, creating a fresh and cohesive finish. Conveniently located close to local amenities and transport links, this is a rare opportunity to acquire a beautifully presented home ready for immediate occupation. Early viewing is highly recommended.

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## FEATURES

- Spacious entrance hall with staircase to first floor / Recessed spot lighting / Ground floor WC
- Generous living room 13'6" x 11'5" with Wood laminate flooring
- Newly installed 'Shaker' style kitchen with informal dining
- Range of integrated appliances to include integrated oven, hob and fridge freezer
- Rear porch with large walk in storage room and separate former coal shed.
- Three generous bedrooms to the first floor / Two with integrated storage
- Newly installed luxury shower room with enclosed quadrant shower and 'Vanity' wash hand basin
- New flooring throughout / New internal doors throughout
- Recently installed PVC double glazed windows and external doors / Recently installed PVC soffits and fascia boards / Oil-fired central heating
- Superb opportunity for first time buyers and young families to purchase a 'Turnkey' property

## ACCOMMODATION

Recently installed PVC windows externals doors soffits and facias. New radiators throughout. New flooring throughout. New internal doors. New skirting throughout the ground

### OUTSIDE FRONT

Fully enclosed front garden with neat lawn, mixed stone bedding, mature hedging and paved pathway, leading to front door.

### ENTRANCE HALL

Recently, installed double glazed PVC front door with sidelight, leading to spacious entrance hall. Staircase to first floor with moulded handrail and turned balustrading. Recessed LED spotlighting. Understairs storage. Double radiator. PVC double glazed door to rear porch.

### LOUNGE

**13'6" x 11'5" (4.120 x 3.500)**

Wood laminate flooring. High level tv points. Power socket for electric fire. Double radiator.

### KITCHEN WITH INFORMAL DINING

**11'5" x 9'8" (3.492 x 2.965)**

Recently, installed fully fitted range of light grey, high and low level 'Shaker' style units with complementary work surfaces and splashback stands. One and one quarter bowl stainless steel sink unit with chrome mixer tap. Integrated appliances to include a four ring halogen hob with hooded overhead extractor fan, a low level combination oven and grill, fridge freezer and space for a washing machine. Larder cupboard. Recessed LED spot lighting. Wood laminate flooring. Double radiator.

## GROUND FLOOR WC

Recently fitted modern white suite, comprising a slimline pedestal wash hand basin with chrome 'Monobloc' mixer tap. Low flush push button WC. Chrome towel radiator.

## REAR PORCH

Access to large storage room and former coal shed. PVC double glazed door to rear.

## FIRST FLOOR LANDING

access to loft. Hot press with insulated copper cylinder.

## BEDROOM 1

11'8" x 9'9" (3.569 x 2.996)

Integrated storage. Double radiator.

## BEDROOM 2

11'7" x 11'9" (3.532 x 3.606)

Integrated storage. Double radiator.

## BEDROOM 3

8'10" x 8'5" (2.714 x 2.586)

Double radiator.

## SHOWER ROOM

5'9" x 5'1" (1.761 x 1.560)

Recently, installed modern white suite comprising a quadrant corner enclosed shower with 'Triton' electric shower and partially glazed sliding doors. A 'Vanity' wash hand basin with 'Monobloc' chrome mixer tap, storage below and LED backlit mirror above. Low flush push button WC. Recessed LED spot lights. PVC panelled walls. LVT flooring. Chrome towel radiator.

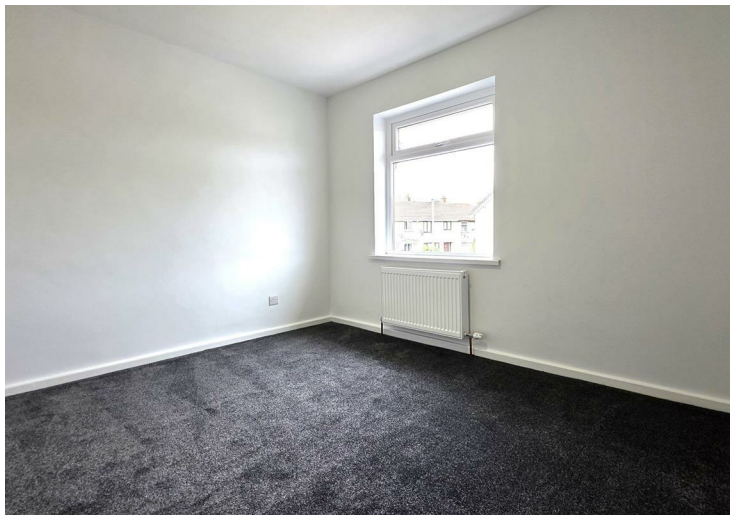
## OUTSIDE REAR

Fully paved rear garden with 6Ft timber fencing and pedestrian gate to rear. Outside tap and lighting.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS;

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

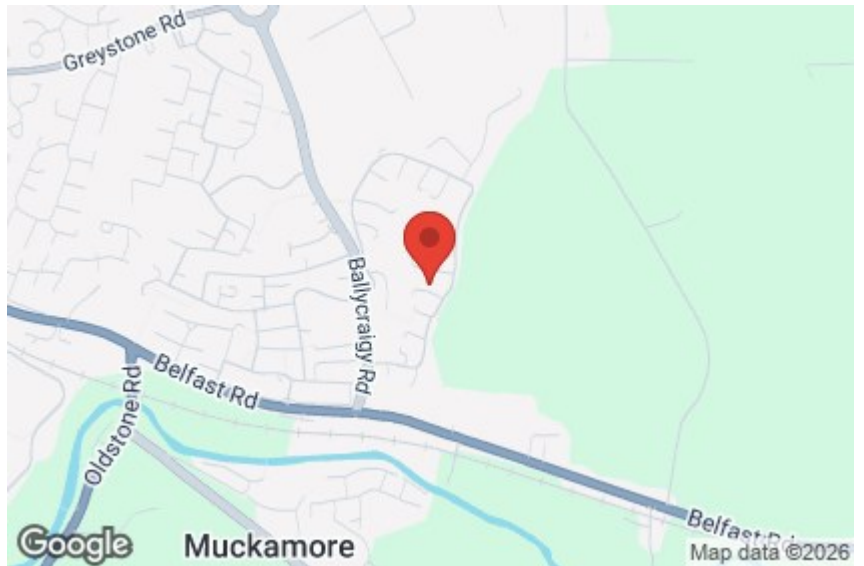
Please also be aware, property boundaries are an estimation and are to be confirmed via your solicitor.





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	



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