



6 Grainger's Gate, Muckamore, Antrim, BT41 4RQ

- First Floor Apartment
- Bay-Fronted Lounge
- Bathroom; White Suite
- PVC Double Glazing
- Communal Landscaping
- Two Bedroom; Principal En Suite
- Separate Modern Fitted Kitchen
- Gas Heating
- Gated Parking
- Ideal First Time Buy / Buy To Let

Offers Over **£129,950**

EPC Rating B





PROPERTY DESCRIPTION

ACCOMMODATION

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE HALL

Access to store.

LOUNGE 19'3" x 14'6" (wps)

Dual aspect windows. Bay window to front and side elevations, enjoying rural views.

KITCHEN 9'4" x 8'0"

Modern, fitted kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. 1.5 bowl sink unit with draining bay. Rural view. Integrated gas hob with extractor hood over. Integrated oven and fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Splashback tiling to walls. Tiled floor.



PRINCIPAL BEDROOM 13'0" x 10'11"

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit. Splashback tiling to sink. Tiled floor.

BEDROOM 2 12'11" x 10'11"

BATHROOM

Contemporary, white three piece suite comprising panelled bath, semi pedestal wash hand basin and WC. Thermostat controlled main shower unit and curved glass shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Gated parking to rear.
Enclosed service area.
Communal landscaping.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS





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Well presented, spacious, first floor apartment, situated within a select, gated development at the entrance of Grainger's Mill, Seven Mile Straight, Muckamore.

The property comprises communal entrance hall, private entrance hall, bay-fronted lounge, kitchen, two well-proportioned bedrooms, to include principal en suite, and separate bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys gated parking to rear and communal landscaping.

Other attributes include gas heating, PVC double glazing, and rural/woodland views.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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