COLIN GRAHAM RESIDENTIAL

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6 Fir Grove Lane, Antrim, BT41 4PD

- Detached Family Home
- Kitchen; Utility Room
- Principal En Suite Bedroom
- Private Driveway
- Generous Sized, Private Rear Garden
- Four Bedroom; Three Reception
- Deluxe Family Bathroom
- Oil Heating; PVC Double Glazing
- Large Matching Detached Garage
- Convenient, Well Sought After Location

Offers Over £279,950

EPC Rating





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door with matching side screens. Feature height ceiling. Stairwell to first floor. Access to under stairs store.

LOUNGE 12'9" x 11'1"

Open fire with cast iron fireplace with slate hearth and timber surround.

FAMILY ROOM 11'1" x 11'1"

Open fire in cast iron fireplace with tiled inset and slate hearth. Glass panelled French doors leading to:

DINING ROOM 11'1" x 10'4"

Open arch leading to:



KITCHEN WITH INFORMAL DINING AREA 11'4" x 8'9"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, induction, ceramic hob with stainless steel extractor hood over. Integrated oven. Fitted breakfast bar unit. Glass fronted display cabinets. Splashback tiling and upstands to walls. Chinese slate flooring.

UTILITY ROOM 8'9" x 6'3"

Range of fitted high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for undercounter appliances. Upstand to wall. Chinese slate floor. Hardwood double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved hot press. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 11'2" x 9'8"

EN SUITE SHOWER ROOM

Contemporary white three piece suite comprising oversized shower enclosure, vanity unit and WC. Electric shower. Fully tiled walls.

BEDROOM 2 12'10" x 11'2" (wps)

BEDROOM 3 11'2" x 8'9"

BEDROOM 4 11'1" x 7'10"

DELUXE FAMILY BATHROOM

Contemporary white three piece suite comprising freestanding bath, vanity unit and WC. Towel radiator. Illuminated mirror over sink.

EXTERNAL

Generous sized private driveway finished in stone.
Front garden finished in lawn, mature trees.
Tiled entrance canopy.
External lighting.
Fully enclosed private rear garden finished mainly in lawn.
Outside tap.
PVC oil storage tank.

LARGE MATCHING DETACHED GARAGE 21'11" x 13'7"

Power operated roller shutter door. Separate service door. Power, light and oil fired central heating boiler.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS









Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.



Recently refurbished, four bedroom/three reception, detached family home with large matching detached garage, occupying a prime site within Fir Grove Lane, accessed via Cunningham Way, Antrim.

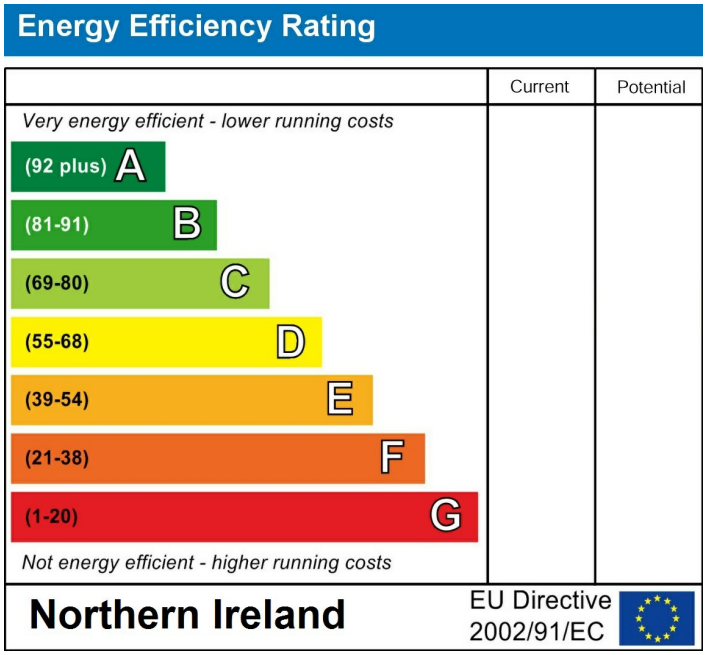
The property comprises entrance hall, lounge, family room, dining room, kitchen, utility room, four bedrooms, to include principal en suite, and separate, deluxe family bathroom.

Externally, the property enjoys generous sized private driveway, large matching detached garage, and private garden to rear.

Other attributes include double glazing, oil heating, and convenient location.

Early viewing recommended.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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