COLIN GRAHAM RESIDENTIAL

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38 Shetland Street, Antrim, BT41 2TG

- End Terrace Property
- Lounge
- Bathroom With Three Piece Suite
- Fully Enclosed Low Maintenance Rear Garden
- Potential Rental Yield Of c.8.78%
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Convenient Location; Recently Refurbished
- Ideal First Time Buy / Buy To Let Investment

Offers Over £94,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Tile effect lino floor covering.

UTILITY STORE 8'6" x 8'1" (wps)

Plumbed for automatic washing machine. Vented for tumble dryer. Double socket. Wood strip effect lino floor covering.

LOUNGE 13'1" x 12'3"

Wood laminate floor covering. Picture window to rear elevation.



REAR HALL

Newly installed PVC double glazed rear door. Tiled floor. Stairwell leading to first floor.

KITCHEN THROUGH DINING ROOM 17'6" x 12'11" (wps)

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Composite 1.5 bowl sink unit with matching draining bay. Integrated four ring hob. Integrated oven. Space for fridge freezer. Matching breakfast bar return. Tiled floor. Twin windows to rear elevation. Access to under stairs store.

FIRST FLOOR

LANDING

Access to shelved hot press. Positive air ventilation unit.



BEDROOM 1 13'4" x 9'10"

BEDROOM 2 11'5" x 9'10"

Access to roof space. Built in wardrobe/store with integrated shelving.

BEDROOM 3 10'6" x 7'6"

FULLY TILED BATHROOM 6'11" x 5'9"

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Mixer tap and shower attachment over bath.

EXTERNAL

Low maintenance front garden finished in coloured stones and shrubbery.
Access to communal parking areas.
Fully enclosed, low maintenance rear garden finished in tarmac.
PVC oil storage tank.
Oil fired central heating boiler (housed).
Timber storage sheds to rear.



IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

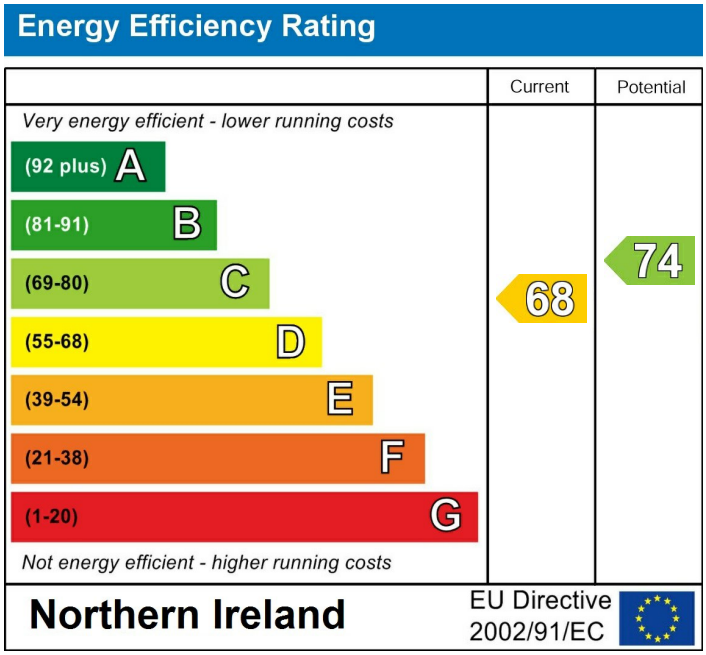


COLIN GRAHAM RESIDENTIAL
...WE SELL HOUSES



Well presented, recently refurbished, three bedroom end terrace property with fully enclosed, low maintenance rear garden, conveniently located within the Springfarm area of Antrim, in close proximity to local amenities, public transport routes and main commuter networks. The property comprises entrance hall, furnished cloakroom, utility store, lounge, rear hall, kitchen through dining room, three well proportioned first floor bedrooms, and bathroom with white three piece suite. Externally the property enjoys communal parking areas, and low maintenance gardens front and rear. Other attributes include oil fired central heating and PVC double glazing. Ideal first time buy / buy to let investment alike. Early viewing is highly recommended to avoid disappointment.





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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