



# SALE AGREED

2 Alexandra Park  
Muckamore, Antrim, BT41 4RD



Offers over £169,950



Nest Estate Agents are delighted to bring to the market this attractive semi-detached property, ideally positioned within the highly sought-after Alexandra Park development in Muckamore. Offering well-proportioned accommodation, modern presentation and excellent convenience, this property is an ideal opportunity for first-time buyers, young families or those looking to purchase in a popular and well-connected location.

The property benefits from three well-proportioned bedrooms, including a principal bedroom with ensuite, along with a modern white family bathroom. The accommodation provides a comfortable and practical layout, with bright living spaces offering an excellent opportunity for the new owner to make the property their own.

Externally, the property boasts front and rear gardens, a detached single garage and a generous driveway providing parking for multiple vehicles — a particularly valuable feature for modern family living.

The location is a major attraction, with Antrim railway station close by providing excellent public transport links towards Belfast City Centre and surrounding towns. Antrim Area Hospital is also within easy reach, while a range of local shops, schools and everyday amenities are nearby. For those who enjoy an active lifestyle, local parks and Antrim's leisure facilities are also only a short drive away.

With its desirable location, excellent transport links, generous parking and well-presented accommodation, 2 Alexandra Park represents an excellent opportunity to acquire a home in a popular and convenient area.

**HALLWAY** 12'3" x 7'2" (3.73m x 2.18m)  
Hardwood front door with feature glazed side panels. Tiled flooring. Access to storage.

**STORAGE** 2'10" x 4'2" (0.86m x 1.27m)

**LIVING ROOM** 13'3" x 12'3" (4.04m x 3.73m)  
Feature open fire with ornate inset and wood surround and mantle.

**FITTED KITCHEN** 20'11" x 9'10" (6.38m x 3.00m)  
Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 bowl sink unit with drainer and mixer taps. Integrated electrical oven and hob. Integrated stainless steel extractor fan. Plumber for integrated dishwasher. Space for washing machine. Integrated fridge. Integrated freezer. Tiled flooring. Double patio doors leading to rear garden.

**FIRST FLOOR**

**BEDROOM 1** 12'1" x 11'7" (3.68m x 3.53m)

**ENSUITE** 3'6" x 7'4" (1.07m x 2.24m)  
White suite comprising fully enclosed shower unit. Pedestal wash hand basin and mixer taps. Low flush W.C. Tiled splashback. Tiled flooring.

**BEDROOM 2** 11'7" x 10'4" (3.53m x 3.15m)  
Built in sliderobes

**BEDROOM 3** 6'6" x 8'11" (1.98m x 2.72m)

**BATHROOM** 7'4" x 7'4" (2.24m x 2.24m)  
White suite comprising corner paneled bath with mixer taps. Pedestal wash hand basin with mixer taps. Low flush W/C. Tiled splashback. Tiled flooring.

**LANDING** 8'10" x 7'10" (2.69m x 2.39m)  
Access to storage. Access to roofspace.

**STORAGE** 1'8" x 3' (0.51m x 0.91m)

**OUTSIDE**  
Front and rear garden with laid in lawn bordered by feature stone.

Tarmac finished driveway for multiple vehicles.

**GARAGE** 14'7" x 19'5" (4.45m x 5.92m)  
Light and power. Up and over door.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092. Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| Northern Ireland                            |         |           | Northern Ireland                                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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