

33 Grange Drive, Ballyclare, BT39 9EY



- Mid Townhouse
- Three Bedrooms
- One Reception
- Excellent First Time Buy/ Investment Opportunity
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Popular Convenient Location
- Private Driveway To Rear
- Priced To Allow For Modernisation
- Chain Free Sale



PRICE Offers Over £89,950

Positioned in a popular central location within walking distance to school, shops and public transport. This three bedroom townhouse is a perfect purchase for both first-time buyers and investors. Priced to allow for modernisation the property benefits from PVC double glazing, oil fired central heating and a private secure driveway. An early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Composite front door into:-

ENTRANCE HALL

LOUNGE 16'7" x 11'7"

Tiled fireplace with tiled hearth. Open aspect over green.

KITCHEN 11'10" x 9'6"

Fitted with a comprehensive range of high and low level units with contrasting works surfaces. Integrated eye level oven. Separate four ring hob with overhead fixed extractor. Glass display cabinet. Single drainer stainless steel sink unit. Plumbed for washing machine. Integrated fridge/ freezer. Fully tiled walls and tiled floor.

REAR HALL 11'6" x 5'8"

At max. Excellent storage facility. Understairs storage cupboard. External door to garden.

FIRST FLOOR

LANDING

BEDROOM 1 10'6" x 9'9"

Built-in double wardrobe. Aspect over green.

BEDROOM 2 11'9" x 8'6"

Built-in double wardrobe.

BEDROOM 3 9'6" x 7'6"

At max. Built-in double wardrobe. Aspect over green.

BATHROOM

Comprising vanity unit with wash hand basin and panelled bath. Part tiled walls. Part timber clad walls and matching ceiling.

SEPARATE LOW FLUSH W.C

OUTSIDE

Private low maintenance garden to front.

Private enclosed garden to rear, screened by perimeter fence.

Twin gates to private driveway for off street parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.

 **The Mortgage Shop**
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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