info@country-estates.com www.country-estates.com

# 13 Grange Drive, Ballyclare, BT39 9EY

- **Mid Townhouse**
- **Three Bedrooms**
- **1+ Reception**
- **Deluxe Shaker Kitchen With Dining Aspect**
- **Deluxe Modern Family Bathroom**
- **Beautifully Presented Throughout**
- **Excellent First Time Purchase/ Investment Opportunity**
- **PVC Double Glazed Windows/ Popular Central Location**
- **Oil Fired Central Heating (Boiler Replaced 202@)**
- **Private Driveway To Rear/ Open Aspect To Front**

## PRICE Offers Over £119,950

***Positioned with a popular central location within walking distance of Ballyclare town centre. This beautifully presented mid townhouse is an excellent purchase for first-time buyers or investors. Situated within a quiet courtyard enjoying an open aspect this three bedroom Property has been comprehensively modernised by the present vendors, incorporating a deluxe shaker kitchen and modern contemporary bathroom. With a high demand anticipated 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

Mahogany effect PVC double glazed door with coloured leaded glass inset.

## ENTRANCE HALL
Laminate strip flooring extending into.

## LOUNGE 16'3" x 11'8"
Picture style window with view over green.

## MODERN SHAKER STYLE FITTED KITCHEN/ CAUSAL DINING 13'6" x 9'6"
Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces and upstands. Single drainer stainless steel sink with a swan neck mixer tap. Integrated oven with four ring hob. Overhead extractor fan housed in stainless steel chimney with glass hood and stainless steel splashback. Plumbed for washing machine. Integrated dishwasher. PVC panelled ceiling with recessed low voltage lighting.

## REAR HALL
Twin large storage cupboards. Fitted corner cupboard. External PVC double door to garden and driveway.

## FIRST FLOOR

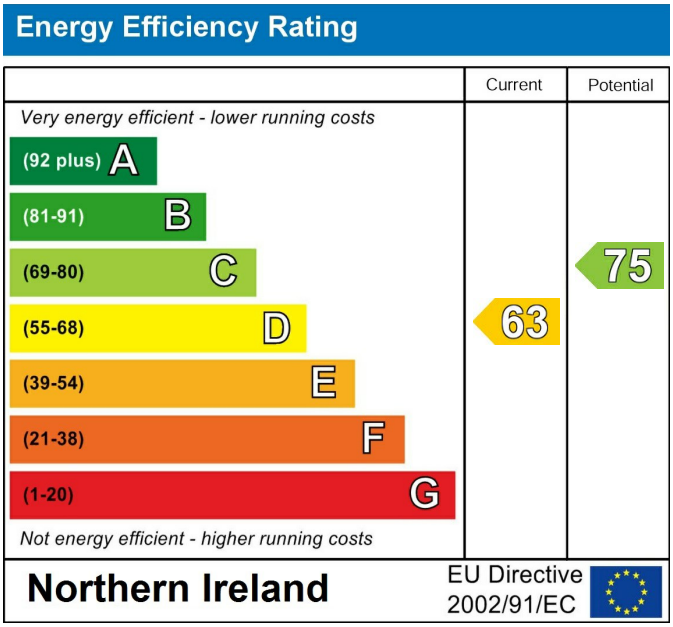
## BEDROOM 1 10'6" x 9'9"
At Max. Laminate flooring. Built double wardrobe.

## BEDROOM 2 11'9" x 8'6"
At max. Built in double wardrobe.

**BEDROOM 3 9'6" x 7'6"**
At max. Open wardrobe recess.

**DEUXE MODERN FAMILY BATHROOM**
Comprising button push w.c, modern gloss fitted vanity unit with monobloc tap panelled bath with fixed shower screen and electric shower unit over. PVC panelled ceiling with recessed low voltage lighting. Fixed full height towel radiator. Tile effect PVC panelled walls.

**OUTSIDE**
Well maintained garden to front. Twin gates to rear with driveway for off street parking. Enclosed hard landscaped garden area screened by perimeter fence.




**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.

Country Estates (N.I) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:
These particulars do not constitute any part of an offer or contract
All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I) Ltd. or the vendor
None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact
Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars
The vendor does not make or give, and neither Country Estates (N.I) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.

PRS Property Redress Scheme