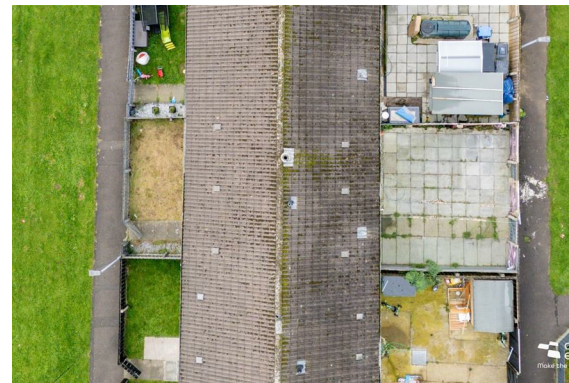


55 Grange Drive, Ballyclare, BT39 9EY



- Mid-Terrace Home
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Contemporary Fitted Kitchen
- Modern First Floor Bathroom Suite
- PVC Double Glazing/Gas Fired Central Heating
- Private Enclosed Low Maintenance Garden to Rear
- Immaculately Presented Throughout
- Highly Sought After Convenient Location
- Amazing Opportunity for First Time Buyers



PRICE Offers Over £124,950

Positioned within a highly popular, convenient area of Ballyclare, Just off the Doagh Road, this well presented mid-terrace property enjoys a well planned living layout. Accommodation briefly comprises a spacious lounge, contemporary fitted kitchen, three well proportioned bedrooms and a first floor bathroom suite. Externally the property further benefits from neat well maintained lawn to front and a private enclosed, low maintenance garden to rear. Ideally suited to first time buyers and investors alike, an early viewing is highly recommended.

> **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

ACCOMMODATION

GROUND FLOOR

PVC Double glazed front door with stained glass into:-

WELL PRESENTED ENTRANCE HALL

Stairs to first floor. Quality laminate flooring.

SPACIOUS LOUNGE 16'0" x 11'9"

Quality laminate flooring.

CONTEMPORARY FITTED KITCHEN 19'8" x 9'6"

Equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Composite sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include oven, 4 ring hob with overhead angled extractor fan, fridge freezer, and dishwasher. Under stairs storage. PVC double glazed door to rear garden.

FIRST FLOOR

Boiler cupboard. Access to roof space.

BEDROOM 1 13'5" x 10'5" at max

Built in wardrobe.

BEDROOM 2 11'9" x 8'6"

Built in wardrobe.

BEDROOM 3 9'6" x 7'6"

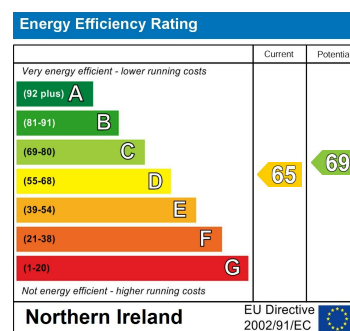
BATHROOM

Comprising panel bath with fixed shower screen and electric shower unit over bath, pedestal wash hand basin and button flush WC. Part tiled walls.

OUTSIDE

Neat well maintained lawn to front with paved walkway.

Fully enclosed low maintenance garden to rear, screened by perimeter fence.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

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.