

94 Ballyclare Road, Newtownabbey, BT36 5HN



- Extended Semi-Detached Home
- 3 Bedrooms
- 2 Receptions
- Fitted Shaker Style Kitchen
- First Floor Shower Room
- Extensive Private Garden to Rear
- Integral Garage Equipped with Power and Light
- Driveway to Front for Off-street Parking
- PVC Double Glazing/Oil Fired Central Heating
- Popular Convenient Location

£139,950

Positioned within a popular convenient location, within close proximity to local schools, shops and public transport. This three bedroom extended semi detached property enjoys 2 reception rooms, a shaker style fitted kitchen, white shower room suite and three well proportioned bedrooms. Priced for some modernisation, this home will suit a variety of purchaser.

>Sales >New Homes >Commercial >Rentals >Mortgages

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

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

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

ACCOMMODATION

GROUND FLOOR

PVC double glazed door with stained glass inset into spacious entrance hall.

LOUNGE

14'1" x 13'1" (into bay window) (4.3 x 4.0 (into bay window))

Feature decorative fireplace with electric fire and tiled hearth. Hard wood French doors into:

DINING ROOM

10'9" x 10'2" (3.3 x 3.1)

PVC double glazed sliding door to rear patio doors. Hot press storage cupboard. Open into:

FITTED KITCHEN

15'5" x 5'6" (4.7 x 1.7)

Equipped with a range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with mixer tap. Space for free standing oven with overhead extractor fan housed in a pull out canopy. Plumbed for washing machine. Space for free standing under counter fridge. Breakfast bar for casual dining. Tiled floor. Part tiled walls. Service door to garage.

FIRST FLOOR

BEDROOM 1

10'9" x 9'2" (3.3 x 2.8)

BEDROM 2

10'9" x 9'2" (3.3 x 2.8)

BEDROOM 3

6'6" x 5'10" (2.0 x 1.8)

MODERN SHOWER ROOM

Comprising shower enclosure with electric shower unit, pedestal wash hand basin and low flush WC. Tiled floor. Part tiled walls. Wood panelled ceiling.

OUTSIDE

Neat well maintained garden to front laid in lawn and stocked with a variety of mature shrubs and plants. Driveway to side leading to garage.

Private mature garden to rear, laid in lawn. Screened by a variety of mature hedgerow and shrubs. With paved patio area.

GARAGE (18'4" x 11'9")

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

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



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