

## 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

**PRICE Offers Over £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.*

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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.

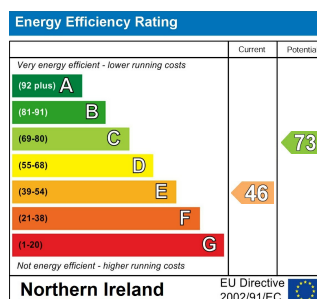
### OUTSIDE

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.**



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