



160 Ballyclare Road, Newtownabbey, BT36 5JR

- Semi Detached Home
- Lounge Through Kitchen With Informal Dining Area
- Deluxe Bathroom With White Suite
- Generous Sized Private Driveway Area
- Convenient Location
- Two Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Large, Fully Enclosed Rear Garden
- Ideal First Time Buy / Buy To Let Investment Alike

Offers Over £149,950

EPC Rating D





160 Ballyclare Road, Newtownabbey, BT36 5JR



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Feature height ceilings. Tiled floor. Stairwell to first floor. Access to under stairs store with gas fired central heating boiler.

#### LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA 19'10" x 10'3" (wps)

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob with stainless steel splashback and extractor hood over. Integrated oven. Space for fridge freezer. Tiled floor to kitchen area. Wood laminate floor covering to lounge area. PVC double glazed door to rear garden.



## BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Tiled floor.

## FIRST FLOOR

### LANDING

Access to roof space.

### BEDROOM 1 15'11" x 9'1" (wps)

Fitted storage unit.

### BEDROOM 2 9'9" x 8'6"

## EXTERNAL

Generous sized private driveway area finished in decorative stone.

Tiled entrance porch.

Large, fully enclosed rear garden finished in lawn, decorative stone and patio area.

External lighting.

Outside tap.

## UTILITY STORE

Power, light and plumbed for automatic washing machine.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







**Immaculately presented, two bedroom, semi detached home, with generous sized private driveway area and large, fully enclosed rear garden, conveniently situated on the Ballyclare Road, Glengormley, Newtownabbey, within walking distance to local amenities and public transport routes.**

**The property comprises entrance hall, bay fronted lounge through kitchen with informal dining area, modern fitted kitchen, two well-proportioned first floor bedrooms, and deluxe bathroom with white three piece suite.**


**Externally, the property enjoys generous sized private driveway area finished in decorative stone, utility store, and large, fully enclosed rear garden finished in lawn, decorative stone and patio areas.**

**Other attributes include newly installed roof within recent years, gas fired central heating, and PVC double glazing.**

**Ideal first time buy / but to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</b>	<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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