

37 Bellevue Street, Ballyclare, BT39 9AS



- Extended Mid Terrace
- 2 Bedrooms
- 1 Reception
- Priced To Allow For Modernisation
- First Floor Bathroom
- PVC Double Glazed Windows
- Perfect Investment Opportunity
- Detached Garage / Outbuilding To Rear
- Oil Fired Central Heating (Needs New Boiler)

Offers In The Region Of £75,000

Positioned within walking distance of Ballyclare town centre this extended spacious 2 bedroom townhouse is an excellent investment opportunity for builders and property investors. Priced to allow for modernisation 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

ENTRANCE HALL

Solid 4 panel front door with fanlight.

LOUNGE/ DINING 21'6" x 10'6"

Understairs storage cupboard.

KITCHEN 14'0" x 8'10"

Fitted with a range of high and low level units with contrasting work surfaces. Integrated oven with 4 ring hob. Inlaid stainless steel sink unit and mixer tap. Plumbed for automatic washing machine. Open ended corner displays. Recessed spot lights. Complimentary wall tiling. Ceramic tile floor. PVC double glazed back door.

FIRST FLOOR

Stairwell and landing with carpet. Access to roof space.

BEDROOM 1 14'0" x 10'0"

Twin front windows. Range of built in furniture to include twin robes, drawer units and dressing table.

BEDROOM 2 11'3" x 7'6"

FAMILY BATHROOM

Three piece suite comprising bath with wall mounted electric shower over and fixed folding shower screen, low flush w.c. and pedestal wash hand basin. Shelved hot press. Matching ceramic tile floor.

OUTSIDE

Enclosed rear yard. Fully paved. Vehicular right of way to rear.

DETACHED GARAGE / OUTBUILDING 20'0" x 13'10"

Twin wooden doors. Electric light and power points.

ADJOINING STORE ROOM / BOILER HOUSE 17'0" x 5'3"

Electric and power points. PVC oil tank.

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	

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



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.

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