

## 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)**

**PRICE Offers Over £69,950**

*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.*

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**Antrim**  
12 Church Street  
Antrim  
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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

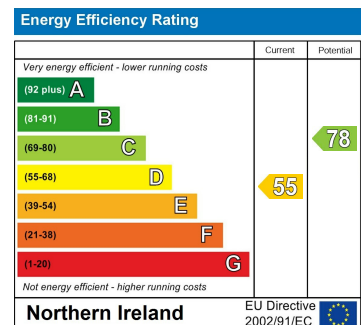
Enclosed rear yard. Fully paved. Vehicular right of way to rear.

#### 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.



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



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