

7 Victoria Road, Ballyclare, BT39 9JE



- Semi Detached
- 3 Bedrooms
- 1 Reception
- Spacious Kitchen With Dining Aspect
- Popular Established Residential Location
- Excellent First Time Buy
- Private Enclosed Courtyard Style Garden
- Oil Fired Central Heating
- PVC Double Glazed Windows & Porch
- Detached Garage

PRICE Offers Over £160,000

Positioned on a private prime site within an established residential location enjoying direct frontage onto the Victoria road in Ballyclare. This semi detached has been priced to allow for modernisation and will interest first time buyers, downsizers or investors. The accommodation briefly comprises three bedrooms, one reception, spacious kitchen with dining aspect and modern shower room. Externally there is a courtyard style private rear garden, detached matching garage with parking for a number of vehicles. With a high level of interest anticipated 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

PVC double glazed front door into:-

ENTRANCE PORCH

PVC double glazed. Tiled floor. Entrance door into:-

ENTRANCE HALL

Oak effect laminate flooring. Understairs storage cupboard.



LOUNGE 13'4" x 12'9"

Attractive period style marble fireplace with marble and granite inset and mahogany surround. Picture style window.

KITCHEN/ DINING AREA 13'4" x 11'6"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Inlaid ssingle drainer sink unit. Integrated oven with separate four ring hob and concealed overhead extractor fan. Plumbed for washing machine and dish washer. Part tiled walls. Large larder storage cupboard.



FIRST FLOOR

BEDROOM 1 11'6" x 10'4"

Built in single wardrobe.

BEDROOM 2 11'6" x 10'4"

Built in single wardrobe.



BEDROOM 3 9'4" x 7'8"

At max. Built in single wardrobe.

MODERN SHOWER ROOM

Comprising button flush wc, modern vanity unit with mono block tap. 1/4 Rounded shower cubicle with pvc panelling and electric shower unit. PVC panelled ceiling with recessed low voltage lighting. Marble effect PVC panelled walls.



OUTSIDE

Neat well maintained garden to front stocked with a variety of shrubs. Twin gates to side leading to driveway with parking for a number of vehicles.

Private courtyard style garden to rear screened by perimeter fence.

DETACHED GARAGE 16'9" x 9'8"

With up and over door power and light.

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.



The Mortgage Shop

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 Fiona.hannah@themortgageshop.net

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