

106 Erskine Park, Ballyclare, BT39 9DA



- **Semi Detached**
- **3 Bedrooms**
- **1 Reception Room**
- **Excellent First Time Purchase**
- **Popular Convenient Location**
- **Private Driveway To Side**
- **Kitchen With Casual Dining Aspect**
- **Priced To Allow For Modernisation**
- **Coloured Bathroom Suited**
- **Oil Fired Heating**

PRICE Offers Around £134,950

Situated within a popular convenient location on a private site enjoying a pleasant rural aspect to the rear. This spacious three bedroom semi detached is an excellent purchase for first time buyers and investors alike. Well presented but priced to allow for modernisation an early viewing is recommended.

> 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

Front door into:-

SPACIOUS ENTRANCE HALL

LOUNGE 13'6" x 12'2"

Tiled fireplace with matching hearth and polished wooden mantle.



KITCHEN WITH CASUAL DINING ASPECT 11'7" x 12'8"

Approximately. Fitted with a range of high and low level oak effect fitted units with co-ordinating works surfaces. Stainless steel single drainer sink unit. Space for freestanding cooker. Integrated under counter fridge. Complementary wall tiling. Under stair storage cupboard.



REAR HALL 6'7" x 6'4"

Fitted twin storage cupboards. Plumbed for washing machine. Vented for tumble dryer. External door to rear garden.

FIRST FLOOR

SPACIOUS LANDING

With large walk in shelved hot press and separate large storage cupboard.

BEDROOM 1 10'2" x 12'12"

Open aspect to front. Built in wardrobe.

BEDROOM 2 12'2" x 9'6"

Built in wardrobe. Open rural aspect to rear.



BEDROOM 3 8'8" x 8'0"

Open aspect to front.

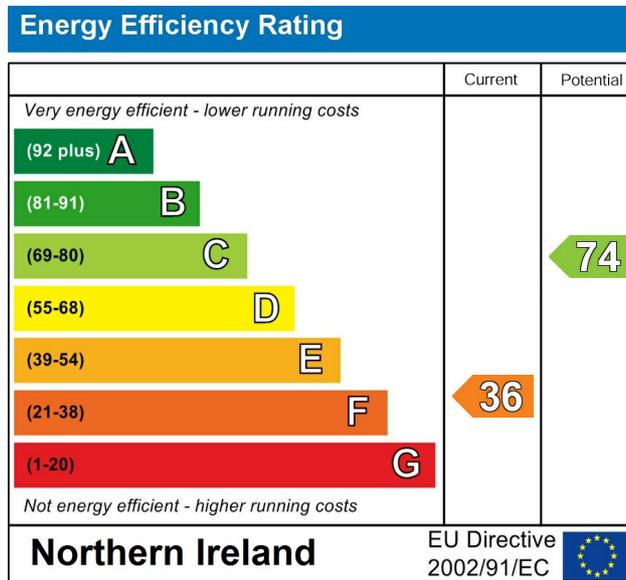
CREAM COLOURED BATHROOM SUITE

Comprising low flush w.c, pedestal wash hand basin and panelled bath with electric shower unit over. Fully tiled walls.



OUTSIDE

Neat garden to front. Driveway to side with ample parking. Timber garage to rear. Private enclosed low maintenance garden to rear. Screened by mature hedgerow.



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

 **The Mortgage Shop**
 You Talk. We Listen.
 T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

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