

23 Grange Valley Crescent, Ballyclare, BT39 9AY



- Semi Detached
- 3 Bedrooms
- 1+ Reception
- Beech Effect Fitted Kitchen/ Dining Aspect
- Popular Convenient Location
- PVC Double Glazed Windows, Doors And Fascias
- Wet Room Style Shower Room
- Excellent First Time Buy
- Well Presented Throughout

PRICE Offers Around £169,950

Situated within an established convenient location this 3 bedroom semi detached bungalow will ideally interest first time buyers and those purchasers searching for one level living. Realistically priced an early viewing is highly recommended.

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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

PVC double glazed front door with double glazed side screens into:-

ENTRANCE HALL

Large storage cupboard.

LOUNGE 16'4" x 13'5"

Attractive brick fireplace with quarry tiled hearth. Coved ceiling.

INNER HALLWAY

With laminate flooring. Access to roof space. Partially floored. Slingsby style ladder. Power and light.

BEDROOM 1 10'3" x 9'3"

Built in shelved wardrobe. Built in modern double sliderobe.

BEDROOM 2 9'1" x 13'3"

BEDROOM 3 10'3" x 7'4"

Presented used as TV room. Built in wardrobe.

WET ROOM STYLE SHOWER ROOM

Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap and open shower enclosure with thermostatically controlled shower. PVC panelled walls.

BEECH EFFECT KITCHEN/ DINING ASPECT 14'1" x 16'2"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Space for freestanding cooker. Overhead extractor fan housed in canopy. Open ended corner displays. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. Space for freestanding fridge/ freezer. Part tiled walls. PVC double glazed door to garden.

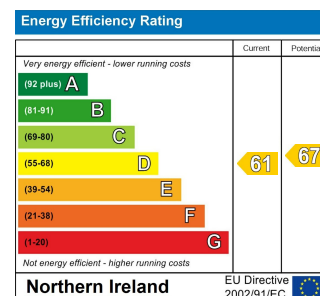
OUTSIDE

Neat well maintained garden to front in lawn stocked with a variety of shrubs.

Driveway to side with ample parking.

Large private enclosed garden to rear in lawn. Screened by mature trees.

Large paved patio area.



IMPORTANT NOTE TO ALL PURCHASERS:

We have not tested any of the systems or appliances at this property.



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