

## 3 Victoria Road, Ballyclare, BT39 9JE



- Semi Detached
- 3 Bedrooms
- 2 Receptions
- Popular Established Location
- PVC Double Glazing
- Oil Fired Central Heating
- Attached Garage
- Modern Shower Room
- Excellent First Time Purchase

**PRICE Offers Around £164,950**

*Positioned on a private site within an established development. This three bedroom semi detached will interest first time purchasers, downsizers and investors. With PVC double glazing, oil fired central heating and an attached garage this home represents great value for money. Price to allow for some modernisation an early viewing as 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 front door with double glazed full height side screen into:-

#### SPACIOUS ENTRANCE HALL

#### LOUNGE 13'4" x 11'6"

Attractive stone fireplace with polished granite hearth and wooden mantle. Full height picture style window.



#### DINING ROOM 11'6" x 11'3"

Twin PVC double glazed doors to rear porch. Tiled floor. Open arch into:-

#### KITCHEN 11'6" x 11'6"

Approximately. Equipped with a comprehensive range of high and low level fitted kitchen units with contrasting work services. Colour coded single drainer sink with mixer tap. Space for freestanding cooker. Overhead extractor fan. Twin leaded glass display cabinets. Integrated dishwasher and fridge freezer. Open ended corner displays. Complimentary wall floor. Understair storage cupboard.



### FIRST FLOOR

#### LANDING

Access to roofspace via slingsby style ladder. Floored to centre.

#### BEDROOM 1 11'3" x 10'3"

Equipped with a bespoke range of built in bedroom wardrobes with matching overhead storage and dressing table.

## **BEDROOM 2 11'3" x 10'3"**

Built in single wardrobe.



## **BEDROOM 3 9'6" x 7'6"**

Bespoke built in wardrobe with matching fixed drawers.

## **MODERN SHOWER ROOM**

Comprising low flush w.c, pedestal wash hand basin and quarter rounded shower cubicle. Fully tiled walls. Tiled floor.



## **GARAGE 17'3" x 10'6"**

Oil fired boiler. Up and over door power and light.

## **OUTSIDE**

Twin gates to front. Driveway to side with ample parking leading to attached garage.

Neat well maintained garden to front in lawn stocked with a variety of shrubs, trees and plants.

Private hard landscaped courtyard style garden to rear.

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>Northern Ireland</b>                            | EU Directive<br>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.

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 Fiona.hannah@themortgageshop.net

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