

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"

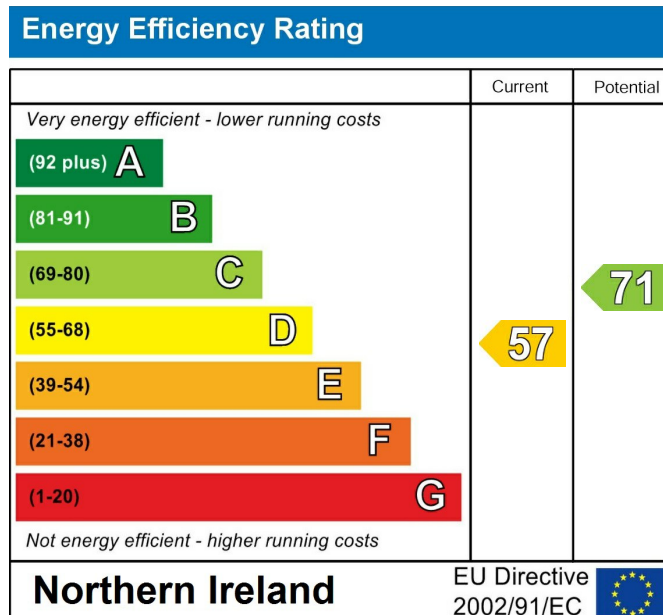
Oil fired boiler. Up and over door power and light.

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.



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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.