

# 44 Collinview Avenue, Ballyclare, BT39 9PF



- Semi Detached
- 3 Bedrooms/ 1+ Reception
- Modern Shaker Style Fitted Kitchen
- Excellent First Time Buy
- Popular Established Residential Location
- Extensive Parking Courtyard
- Private Well Tended Gardens
- PVC Double Glazed Windows And Fascias
- Coloured Bathroom Suite
- Oil Fired Central Heating

**PRICE Offers Over £159,950**

*Situated within a popular established residential location. This well presented spacious three bedroom semi detached property will ideally suit first time buyer or downsizers. Benefiting from a modern shaker style kitchen PVC double glazed windows and oil heating. Externally the property is positioned on a large private site with excellent parking facilities an early viewing is advised.*

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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

### GROUND FLOOR

PVC double glazed front door with leaded glass inset into:-

#### SPACIOUS ENTRANCE HALL

With understairs storage cupboard.

#### OPEN PLAN LOUNGE WITH / DINING AREA 22'6" x 13'4"

Approximately . Attractive stone fireplace with granite hearth and matching mantle inset charnwood glass fronted fire. Picture style window with aspect over gardens. Sliding double glazed full width patio doors in aluminium frame.



#### MODERN SHAKER STYLE KITCHEN 10'8" x 8'7"

Equipped with a comprehensive range of high and low level beech effect shaker style fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. Integrated four ring gas hob with concealed extractor and under oven. Integrated fridge freezer. Plumbed for washing machine. Part tiled walls. External PVC double glazed door to driveway.



### FIRST FLOOR

#### LANDING

Access to roofspace. Shelved hot press with copper cylinder and Willis type immersion.

#### BEDROOM 1 13'6" x 9'9"

Built in double slide robe.

#### BEDROOM 2 13'6" x 9'8"

At max. Built in double slide robe.



### **BEDROOM 3 9'10" x 6'8"**

At max. Feature bespoke built raised cabin style bed with fixed drawers. Laminate flooring.

### **COLOURED BATHROOM SUITE**

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




### **OUTSIDE**

Large well maintained garden to front in lawn stocked with a variety of plants & shrubs screened by mature conifers.

Driveway to side leading to extensive parking courtyard suitable for a number of vehicles. Outside light. Private enclosed courtyard area to rear with outside tap & light, screened by perimeter wall and fence. Pedestrian gate to lower garden laid part in neat lawn and screened by perimeter fence.



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 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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