

## 33 Grange Drive, Ballyclare, BT39 9EY



- Mid Townhouse
- Three Bedrooms
- One Reception
- Excellent First Time Buy/ Investment Opportunity
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Popular Convenient Location
- Private Driveway To Rear
- Priced To Allow For Modernisation
- Chain Free Sale

**PRICE Offers Over £89,950**

*Positioned in a popular central location within walking distance to school, shops and public transport. This three bedroom townhouse is a perfect purchase for both first-time buyers and investors. Priced to allow for modernisation the property benefits from PVC double glazing, oil fired central heating and a private secure driveway. An early viewing is 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

Composite front door into:-

#### ENTRANCE HALL

#### LOUNGE 16'7" x 11'7"

Tiled fireplace with tiled hearth. Open aspect over green.

#### KITCHEN 11'10" x 9'6"

Fitted with a comprehensive range of high and low level units with contrasting works surfaces. Integrated eye level oven. Separate four ring hob with overhead fixed extractor. Glass display cabinet. Single drainer stainless steel sink unit. Plumbed for washing machine. Integrated fridge/ freezer. Fully tiled walls and tiled floor.

#### REAR HALL 11'6" x 5'8"

At max. Excellent storage facility. Understairs storage cupboard. External door to garden.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1 10'6" x 9'9"

Built-in double wardrobe. Aspect over green.

#### BEDROOM 2 11'9" x 8'6"

Built-in double wardrobe.

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

At max. Built-in double wardrobe. Aspect over green.

#### BATHROOM

Comprising vanity unit with wash hand basin and panelled bath. Part tiled walls. Part timber clad walls and matching ceiling.

#### SEPARATE LOW FLUSH W.C

#### OUTSIDE

Private low maintenance garden to front.

Private enclosed garden to rear, screened by perimeter fence.

Twin gates to private driveway for off street parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

### 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

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.