

22 Green Road, Ballyclare, BT39 9AP



- Extended Mid Terrace House
- 2 Bedrooms/ + Dressing Room / Study
- 1+ Reception
- Excellent First Time Buy
- Contemporary Fitted Kitchen
- Oil Fired Central Heating
- Open plan Living /Dining Area
- Modern First Floor Bathroom
- Extensive Private Rear Garden
- Detached Garage To Rear / PVC Double Glazed Windows

PRICE Offers Over £94,950

Positioned within a popular convenient location within walking distance of Ballyclare town centre, leisure centre and six mile park. This extended mid terrace occupies an extensive private site with a large detached garage to rear. Internally the accommodation comprises 2 bedrooms, open plan living with casual dining aspect, contemporary fitted kitchen and modern first floor bathroom. Perfect for a first time buyer and an early viewing is 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

GROUND FLOOR

ENTRANCE PORCH

Door into:-

ENTRANCE HALL

Laminate strip flooring. Feature window into living room. Stairwell to first floor. Decorative cornicing.

OPEN PLAN LIVING/ DINING ASPECT 21'6" x 11'1"

At widest points. Oak laminate strip flooring. Attractive Ornate open fireplace with back boiler and brick inset. Tiled hearth. Open arch to dining area with double doors.

MODERN KITCHEN 13'9" x 13'5"

At widest points. Equipped with a range of high and low level units finished in light grey gloss with contrasting wood effect work surfaces. Stainless steel sink unit with swan neck mixer tap. Overhead extractor fan housed in stainless steel canopy. Splashback tiling. Plumbed for washing machine. Walnut wood effect laminate flooring. Access to understairs storage cupboard. PVC double glazed back door leading to paved patio and stoned garden.

FIRST FLOOR

BEDROOM 1 13'10" x 10'1"

Built in shelving.

BEDROOM 2 11'10" x 7'8"

Built in storage cupboard.

DRESSING ROOM/ STUDY 9'9" x 6'1"

Presently used as dressing room. Perfect for home office / study.

MODERN WHITE BATHROOM SUITE 9'10" x 6'6"

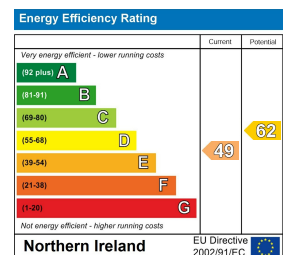
Comprising panelled bath with overhead shower and mixer tap, glass shower screen, wash hand basin set in vanity unit and push flush w.c. Chrome towel rail. Access to hot press. Panelled tile effect walls and panelled ceiling.

OUTSIDE

Extensive private garden to rear screened by perimeter wall.

Housing for oil fired boiler and PVC oil tank. Outside light.

Access to rear leading to detached garage.



IMPORTANT NOTE TO ALL PURCHASERS:

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



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