



9 Birch Crescent , Ballyhalbert, BT22 1TE

Whether you're looking for an affordable first home, a holiday home by the sea or a buy to let investment property at an attractive price then take a look at 9 Birch Crescent. The property is approximately 18 years old and benefits from 3 bedrooms, a bathroom plus ground floor WC, a lounge and a kitchen/diner. Just a simple straightforward property that will meet all your essential needs. It benefits from uPVC double glazing and oil fired central heating whilst, externally, there are pleasant gardens to both front & rear and a gravel driveway with ample parking space. The local shops, schools and the beautiful beach is a short walk or drive from your front door.

The property would benefit from a little TLC and the outside would come up a treat if sprayed with the appropriate chemical cleaning product (we can suggest a local expert if required).

All in all a good home at an attractive price in a pleasant coastal village.

Offers Around £115,000

9 Birch Crescent

, Ballyhalbert, BT22 1TE



- Semi detached home
- Kitchen/diner
- uPVC double glazing
- Short walk to the local beach.
- 3 bedrooms
- Family bathroom
- Oil fired central heating
- Lounge with French doors to kitchen/diner
- Ground floor cloakroom/WC
- Gardens front & rear in lawn with ample driveway

Entrance

Entrance hall

16x6'4 (4.88mx1.93m)

Lounge

16x11'6 (4.88mx3.51m)

Kitchen/diner

18'3x7'10 (5.56mx2.39m)

WC

6'7x3 (2.01mx0.91m)

Landing

Bathroom

6'8x5'6 (2.03mx1.68m)

Bedroom 1

12'2x11'3 (3.71mx3.43m)

Bedroom 2

11'9x11'3 (3.58mx3.43m)

Bedroom 3

9x7'10 (2.74mx2.39m)

Outside

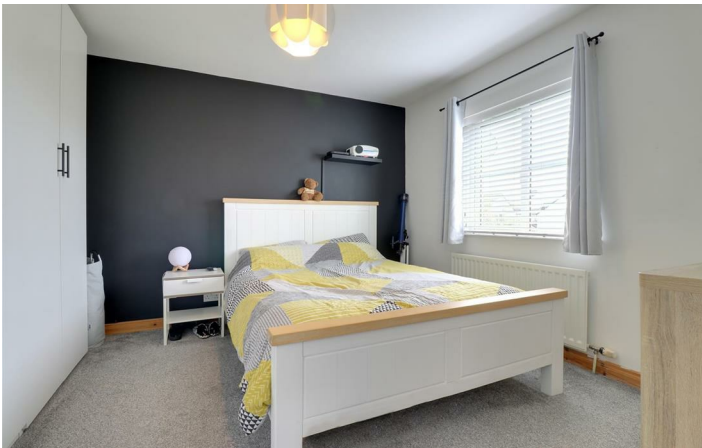
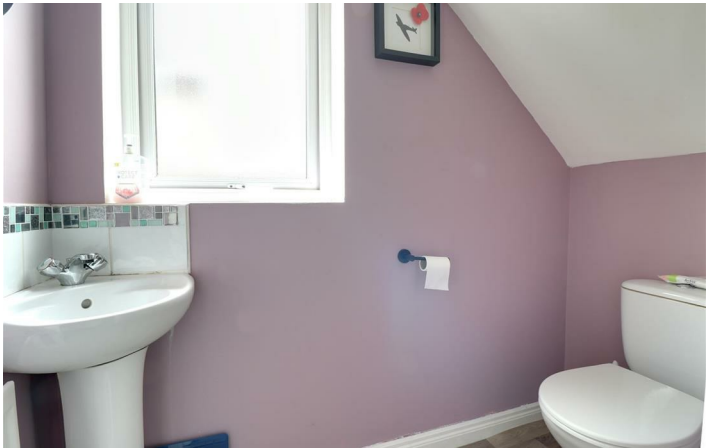
Tenure

Property misdescriptions

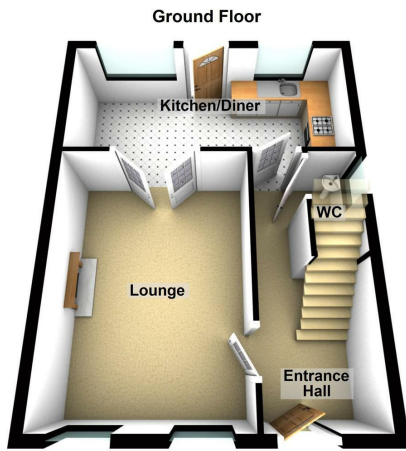


Directions

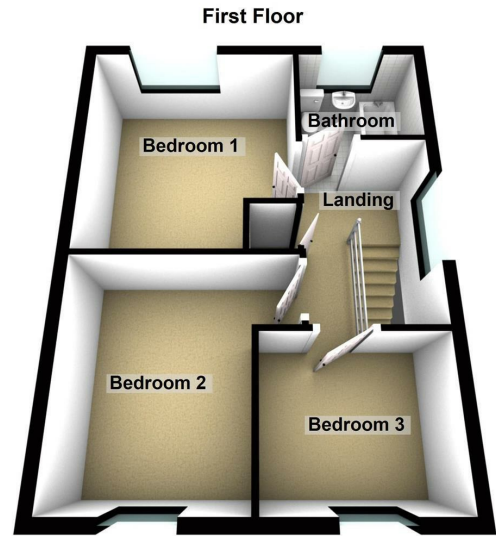
Travelling into Ballyhalbert from Ballywalter along the coast road turn right at the mini roundabout onto High Street. Just as you reach the countryside turn right into The Moatlands development and follow the road to the first T junction. Take a right and immediate left into Birch Crescent and number 9 is on the left.



Floor Plan



Images for illustrative purposes only and subject to change.
Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC		Northern Ireland		EU Directive 2002/91/EC	