

25 Margaret Avenue, Ballyclare, BT39 9HW



- End Townhouse
- 3 Bedrooms
- 1 Reception
- Excellent First Time Buy
- Popular Residential Location
- Private Enclosed Gardens
- Shaker Fitted Kitchen
- Modern Shower Room
- Oil Fired Central Heating

PRICE Offers Around £95,000

Positioned within a central convenient location within comfortable walking distance of Ballyclare town centre. This 3 bedroom end townhouse is an ideal purchase for a first time buyer or investor searching for a home at a realistic price. With a quality shaker kitchen, a modern shower room and private enclosed gardens an early viewing is recommended.

> 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

OPEN COVERED ENTRANCE PORCH

With sliding double glazed doors. Quarry tiled floor.

Front door into:-

HALLWAY

LOUNGE 11'9" x 11'6"

Feature fireplace. Laminate flooring.

KITCHEN/ DINING 16'0" x 10'6"

At max. Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with swan neck tap. Space for freestanding cooker. Overhead extractor fan housed in stainless steel canopy. Glass display cabinets. Tiled floor.

FIRST FLOOR

BEDROOM 1 11'6" x 8'6"

Approx.

BEDROOM 2 11'9" x 9'7"

Approx.

BEDROOM 3 9'3" x 7'6"

At max. Built in storage cupboard.

MODERN SHOWER ROOM

Comprising low flush w.c, pedestal wash hand basin and quarter rounded shower cubicle. Tiled floor. PVC ceiling.

OUTSIDE

Private enclosed garden to front, side and rear screened by perimeter hedgerow.

Part paved patio area to rear.

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.



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.

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