

44 Erskine Park, Ballyclare, BT39 9BY



- Mid Townhouse
- 2 Bedrooms
- 1+ Reception
- Modern Fitted Kitchen With Dining Aspect
- Luxury First Floor Bathroom
- Open Aspect To Front
- PVC Double Glazed Windows/ Oil Fired Central Heating
- Private Parking Forecourt
- Excellent First Time Buy

PRICE Offers Over £84,950

Positioned within a popular convenient location within walking distance of Ballyclare town centre. This well presented townhouse comprises spacious lounge, modern kitchen with casual dining aspect and a recently installed first floor bathroom. An ideal purchase for a first time buyer searching for property with a well planned living layout at a realistic price

> 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

PVC front door with double glazed inset into:-

ENTRANCE PORCH

Quality grey coloured laminate plank flooring extending into:-

LOUNGE 14'9" x 12'3"

MODERN KITCHEN/ DINING 14'6" x 9'6"

Equipped with a range of high and low level fitted units. Stainless steel single drainer sink unit. Plumbed for washing machine and dishwasher. Half panelled painted walls.

FIRST FLOOR

BEDROOM 1 14'7" x 9'6"

Laminate flooring.

BEDROOM 2 11'3" x 10'1"

Laminate flooring. Built in wardrobe.

LUXURY BATHROOM

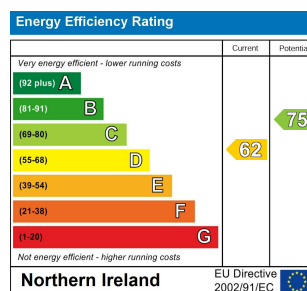
Comprising modern vanity unit with monobloc tap, button flush w.c. and panelled bath with fixed shower screen and electric shower unit over. PVC panelled ceiling. Tile effect PVC panelled walls.

OUTSIDE

Private parking forecourt to front in brick pavior.

Enclosed garden to rear screened by perimeter fence, fully paved.

Outside boiler house.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



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.