



6 Gullivers Lane Main Street, Ballynure, BT39 9YQ

**Offers Over
£149,950**

We are delighted to offer for sale this immaculately presented three-bedroom mid-townhouse property located in the recently constructed Gulliver's Lane development, in the heart of the highly sought after Ballynure Village and will suit a variety of purchaser.

Inside the accommodation comprises; entrance hall, bright spacious lounge open to a well-appointed kitchen / diner and separate downstairs wc.

Upstairs there are three bedrooms, master ensuite and a separate family bathroom with white three-piece suite.

Other benefits include pvc double glazing and gas heating.

Outside there is allocated off road parking to front, a low maintenance garden to front in lawn and a fully enclosed paved garden to rear.

Early viewing recommended!

6 Gullivers Lane

Main Street, Ballynure, BT39 9YQ



- Immaculately Presented Mid Townhouse
- Open Plan Kitchen / Diner
- PVC Double Glazing / Gas
- Three Bedrooms Master Ensuite
- Downstairs WC
- Gardens Front & Rear
- Lounge
- Family Bathroom

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Hardwood front door, wood laminate flooring

LOUNGE

19'1" x 12'0" (5.82m" x 3.66m")
Wood laminate flooring, open to;

KITCHEN / DINING

13'5" x 12'7" (4.09m" x 3.84m")
Range of high- and low-level units, formica worktop, basin and a half stainless steel sink unit, stainless steel oven, four ring hob, extractor fan, integrated fridge / freezer, plumbed for washing machine, gas central heating boiler, tiled floor in kitchen, pvc door to garden.

DOWNSTAIRS WC

Semi pedestal wash hand basin, low flush wc, plumbed for washing machine, shelving.

FIRST FLOOR

LANDING

Airing cupboard, access to roofspace

BEDROOM 1

11'9" x 9'9" (3.58m" x 2.97m")

ENSUITE

Semi pedestal wash hand basin, low flush wc, enclosed shower cubicle with thermostatically controlled shower, tiled floor

BEDROOM 2

13'0" x 7'10" (3.96m" x 2.39m')

BEDROOM 3

8'10" x 7'2" (2.69m" x 2.18m")

BATHROOM

Semi pedestal wash hand basin, low flush wc, panelled bath shower above, partly tiled walls, tiled floor

OUTSIDE

Low maintenance garden to front in lawn.

Fully enclosed paved garden to rear. Shed negotiable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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