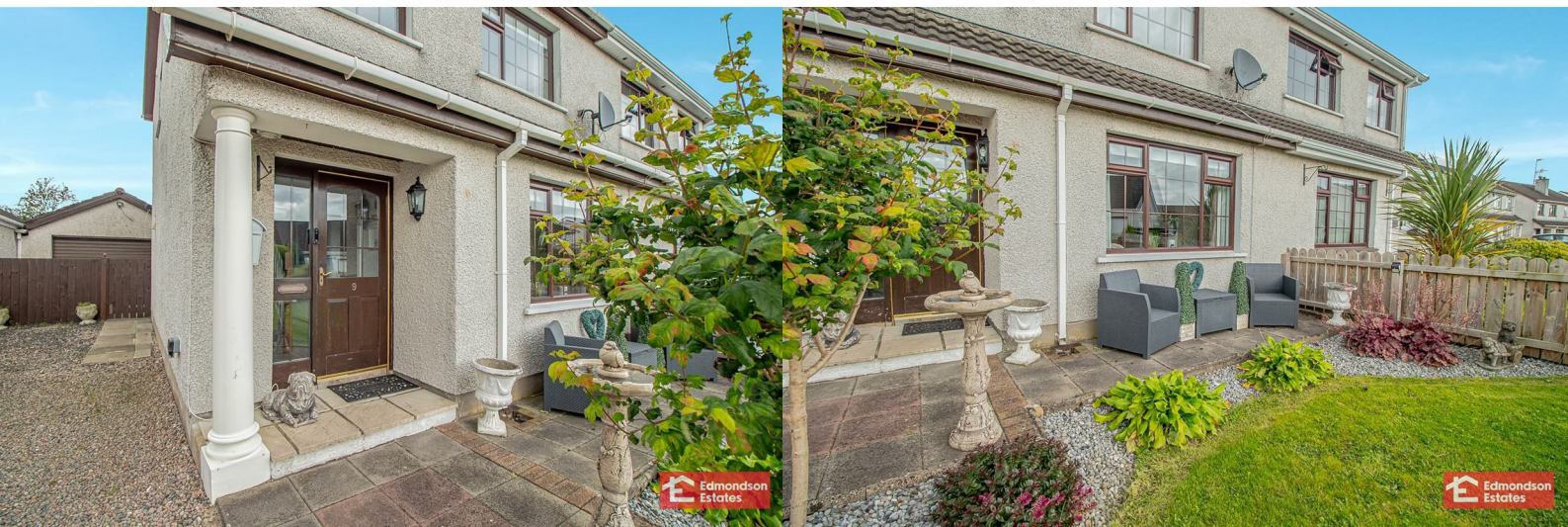




9 Beechwood Avenue

Ahoghill, Ballymena, BT42 1ND

Offers Over £165,000



9 Beechwood Avenue

Ahoghill, Ballymena, BT42 1ND

Offers Over £165,000



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door with side screen. Stairwell to first floor with access to under stair store. Tiled floor.

LOUNGE

14'7 x 11'8 (4.45m x 3.56m)

Quality wood laminate floor covering. Focal point open fire (with back boiler link up) with timber surround on slate hearth.

KITCHEN WITH INFORMAL DINING AREA

17'11 12'5 (5.46m x 3.78m)

Modern fitted kitchen with high and low level storage units and contrasting work surfaces. Composite 1.5 bowl sink unit. Integrated appliances to include fridge freezer, Belling eye level grill and oven and 4 ring electric hob with black stainless steel extractor hood over. Matching island unit with breakfast bar. Hardwood double glazed rear door. Wall mounted electric fire. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1

13'2 x 9'6 (4.01m x 2.90m)

Wood laminate floor covering.

BEDROOM 2

11'4 x 9'4 (3.45m x 2.84m)

Wood laminate floor covering.

BEDROOM 3

9'11 x 8'11 (3.02m x 2.72m)

Wood laminate floor covering.

FAMILY BATHROOM

Deluxe modern fitted three piece suite comprising shower cubicle with electric shower over, wash hand basin and WC. Chrome towel radiator. Access to hot press. Fully panelled walls.

EXTERNAL

Front garden in lawn with array of plants and shrubs. Private driveway in stone.

Generous, low maintenance rear garden in paving with raised patio area.

Outside tap and lighting.

LARGE DETACHED GARAGE

28'7 x 12'4 (8.71m x 3.76m)

Roller shutter door. Separate hardwood service door. Oil fired central heating boiler. Space and plumbed for appliances.



Road Map



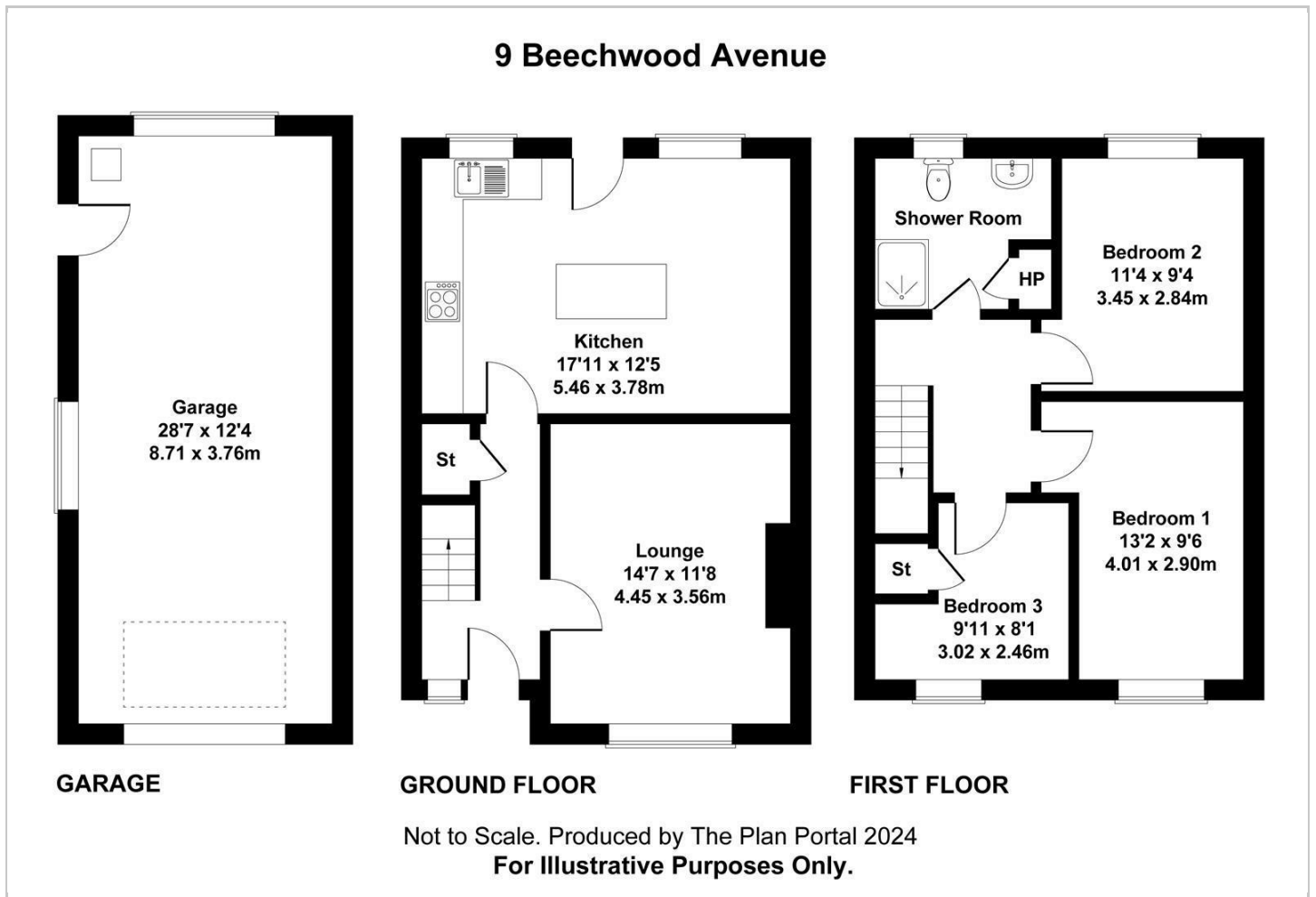
Hybrid Map



Terrain Map



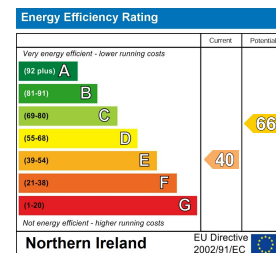
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.