



## 72 Crosshill View, Ballymena, BT42 3JT

Offers in the region of £95,000



Finished to an exceptional standard inside and out, this attractive two bedroom end terrace house is likely to hold strong appeal for both first time buyers and investors.

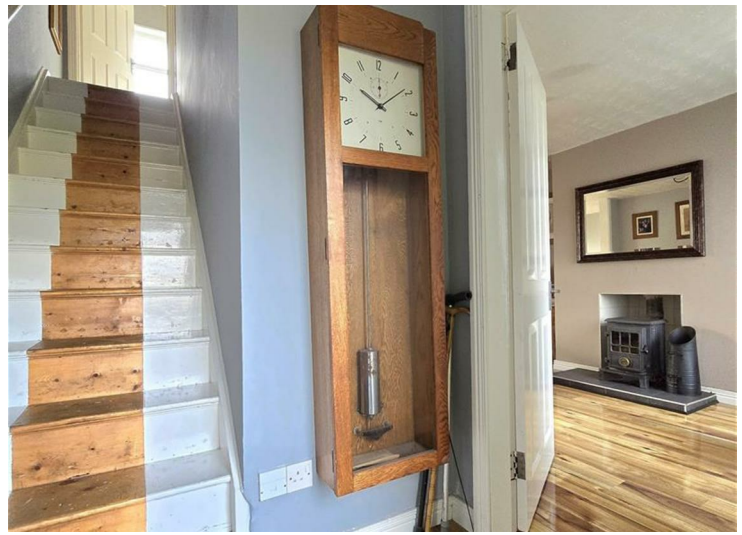
Featuring a bright and spacious open plan living room/kitchen, two well proportioned first floor bedrooms and a modern bathroom, this property is unlikely to disappoint on personal inspection.

Located on the outskirts of Kells village, the property is convenient by road to Ballymena and Antrim via their arterial commuter routes.

Early viewing is strongly recommended in order to avoid disappointment.

## Property Features

- Exceptional End Terrace House
- Spacious open plan Living Room/Kitchen
- Contemporary fitted Kitchen
- Two well proportioned first floor bedrooms
- Family Bathroom, fitted with a modern suite
- Oil fired heating system
- PVC double glazed external doors and windows
- Composite garage store to the rear with vehicular access
- Garden to the front with a fully enclosed rear yard, again with vehicular access.



## Accommodation (Dimensions and Areas are approximate)

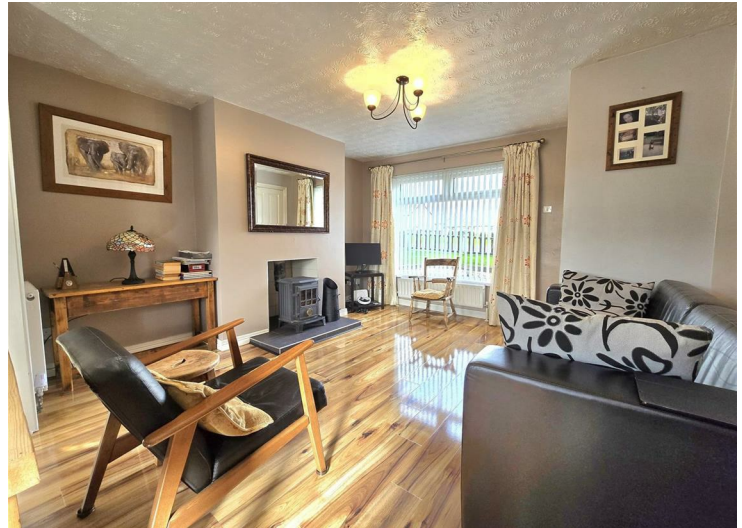
### Ground floor

#### Entrance Hall 5'5" x 3'9" (1.67 x 1.16)

PVC front door and side lights.  
Wood effect laminate flooring.

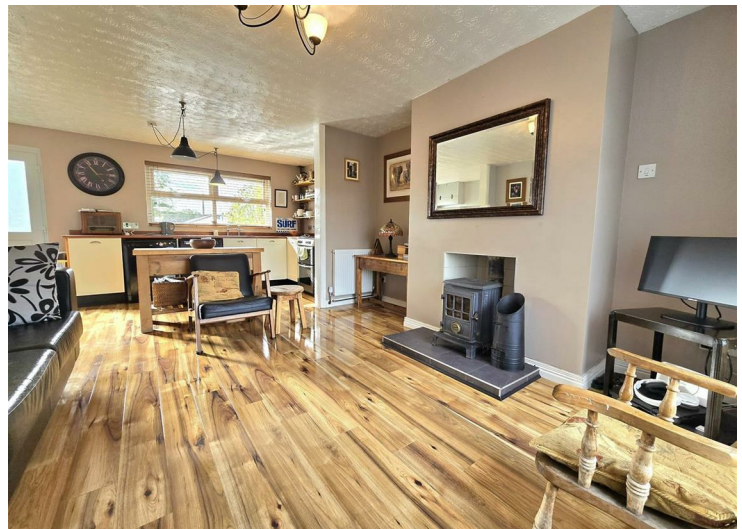
#### Living Room 12'7" x 12'5" (max) (3.84 x 3.81 (max))

Set in an open plan with the kitchen area.  
Multi fuel stove, inset on a tiled hearth.  
Wood effect laminate flooring.



#### Kitchen 15'10" x 7'4" (4.85 x 2.25 )

Contemporary kitchen, fitted with a range of low level shaker style units and solid wood work surfaces with matching upstands. Space for cooker with a stainless steel extractor canopy over. Space for fridge and plumbed for dishwasher. Set in an open plan with the Living Room.  
Built in cloak store. Wood effect laminate flooring.  
PVC back door.



### First floor

#### Landing

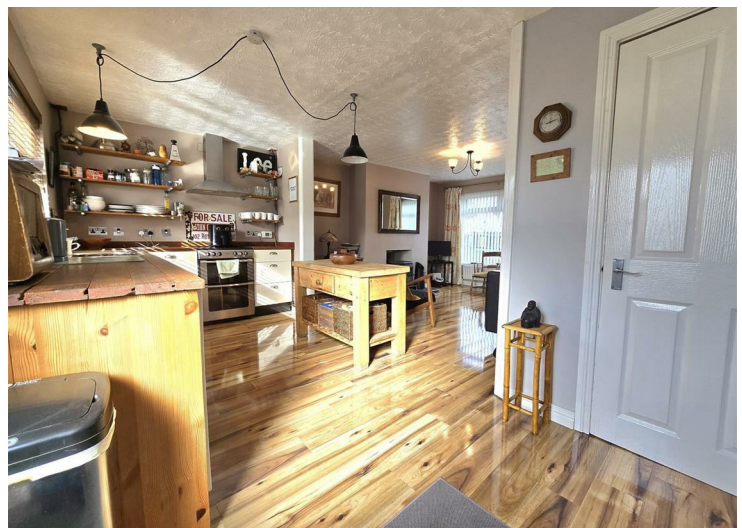
Built in airing cupboard.  
Original wooden floors.

#### Bedroom 1 11'2" x 8'9" (max) (3.41 x 2.69 (max))

Built in wardrobe.  
Original wooden flooring.

#### Bedroom 2 9'5" x 9'10" (max) (2.88 x 3.02 (max))

Original wooden flooring.



### **Bathroom 6'2" x 4'11" (1.88 x 1.51)**

Fitted with a contemporary suite, including a shower, wash hand basin and low flush W/C. Tile splashback areas.

### **Outside**

#### **Boiler store 7'5" x 6'2" (2.27 x 1.9)**

Plumbed for washing machine with space for tumble dryer.

#### **Composite Garage store 16'4" x 11'9" (5 x 3.59)**

Automatic door.

Pedestrian door to the side.

### **Gardens**

Front garden, extending to the side, laid in lawn.

Fully enclosed back garden, with a raised decking area and vehicular access gates to the rear and a pedestrian access gate to the side.

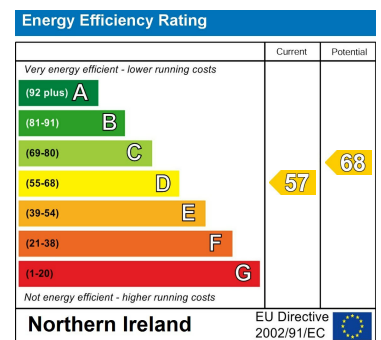




### Area Map



### Energy Efficiency Graph



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