



## 72 Ballymoney Road, Ballymena, BT43 5BY

Offers in the region of £95,000



Located on the Ballymoney Road, within easy walking distance of Ballymena Town Centre, this spacious four bedroom mid terrace house is offered for sale with no onward chain.

Although in need of some renovation/modernisation work, the home offers the basis for a most worthwhile project, with excellent investment or resale potential.

Benefiting from an integral garage, off street parking and a private back garden, this property is likely to be popular from the outset. Early viewing is strongly recommended in order to avoid disappointment.

## Property Features

- Spacious four bedroom mid terrace house
- Two formal reception rooms
- Kitchen with separate pantry
- Four well proportioned first floor bedrooms
- First floor bathroom
- Majority of windows hardwood double glazed.
- Economy 7 heating system
- Integral Garage/Off street parking
- In need of modernisation
- Excellent investment potential

## Accommodation

(Dimensions and Areas are approximate)

### Ground floor

**Entrance Hall 4'0" x 3'3" (1.22 x 1)**

Hardwood front door.

Tiled floor.

**Hall 9'1" x 3'4" (2.79 x 1.02)**

**Living Room 10'3" x 9'11" (max) (3.13 x 3.04 (max))**

Plus bay window

**Sitting Room 11'7" x 10'5" (3.54 x 3.2)**

Tiled fireplace surround.

**Pantry 7'2" x 6'6" (2.2 x 2)**

**Kitchen 7'6" x 5'9" (2.3 x 1.76)**

Fitted with low level units and a laminate work surface.

Hardwood back door.

Pine ceiling.

Sky light.

### First floor

**Landing 11'9" x 5'3" (3.59 x 1.62)**

**Bedroom 1 11'8" x 8'0" (max) (3.57 x 2.45 (max))**

**Bedroom 2 12'5" x 10'3" (max) (3.8 x 3.14 (max))**

Plus bay window.

**Bedroom 3 10'4" x 12'0" (3.17 x 3.67)**

Built in wardrobe.

**Bedroom 4 8'5" x 7'8" (2.57 x 2.36)**

Built in wardrobe.



**Bathroom 7'2" x 6'10" (2.2 x 2.1)**

Fitted with a bath, wash hand basin and W/C. Fully tiled walls.

**Outside**

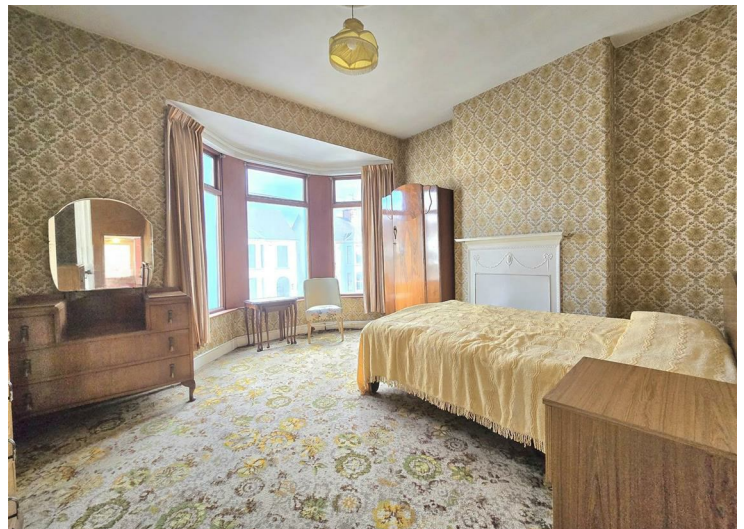
Front yard, paved with off street parking.

Back garden, laid in lawn.

**Integral Garage 22'7" x 7'3" (6.9 x 2.23)**

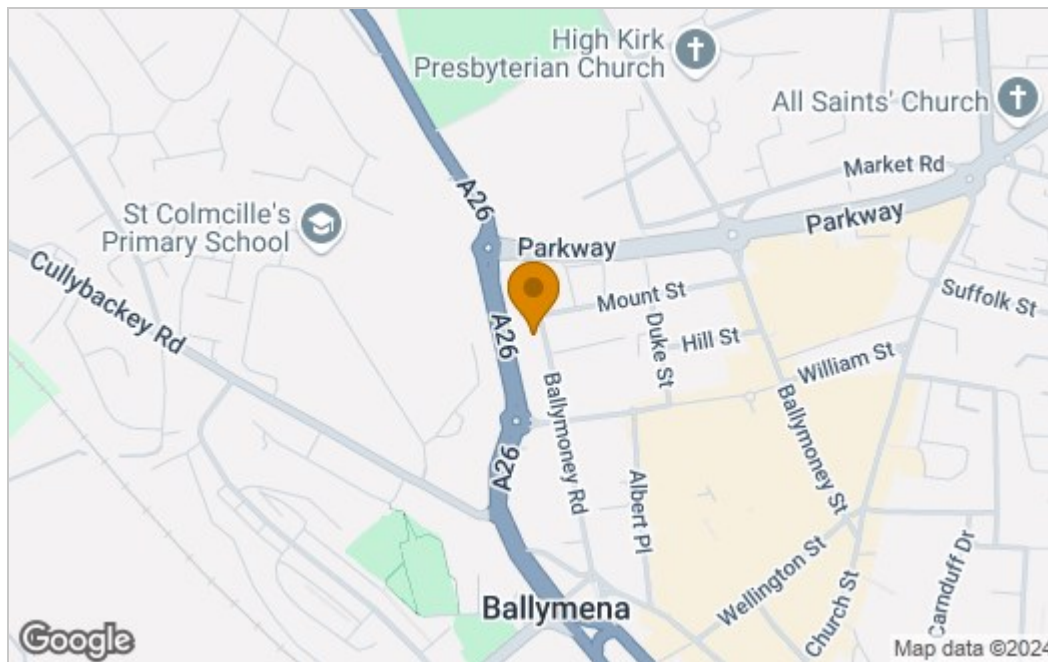
Vehicular access door to the front, open to the rear.

**Store 11'10" x 7'10" (3.62 x 2.41)**





### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

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