



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))

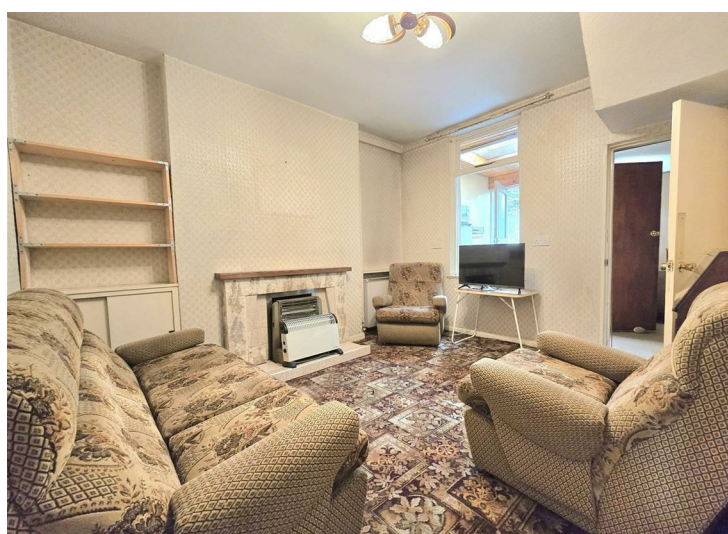
Plus bay window.

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.

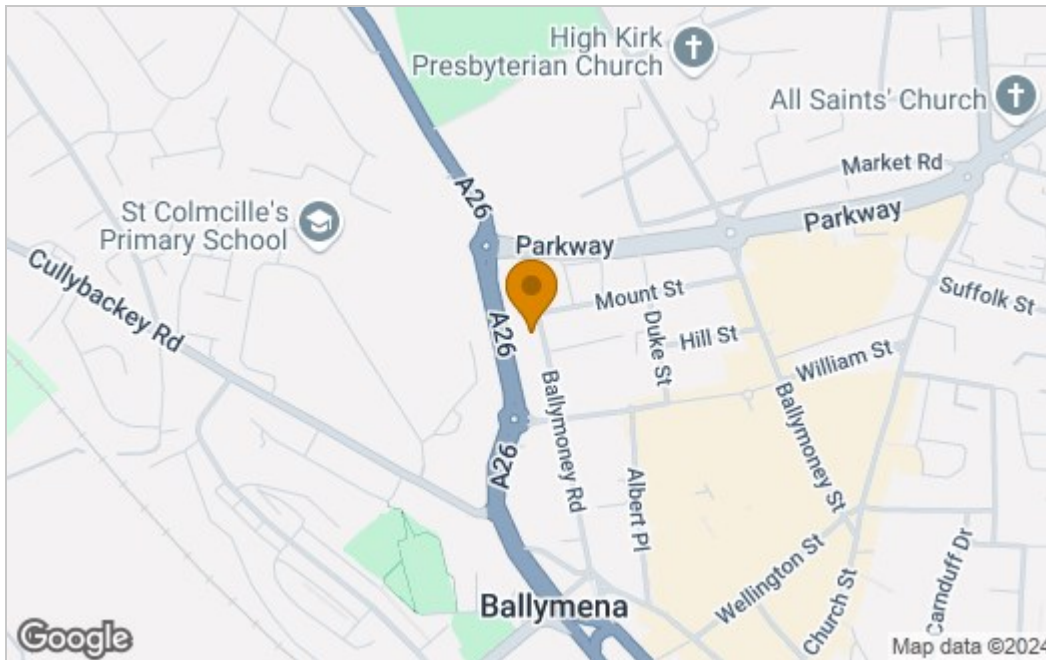
Integral Garage 22'7" x 7'3" (6.9 x 2.23)
Vehicular access door to the front, open to the rear.

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	51
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Harry Clarke & Company is a trading entity of Harry Clarke & Company Limited. Registered in N.I. Company Number NI643802

Disclaimer- These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in it's employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.

42 Mill Street, Ballymena BT43 5AE || 028 256 48829 || info@harryclarke.co.uk

