



4 Knockeen Road

Ballymena, BT42 4DG

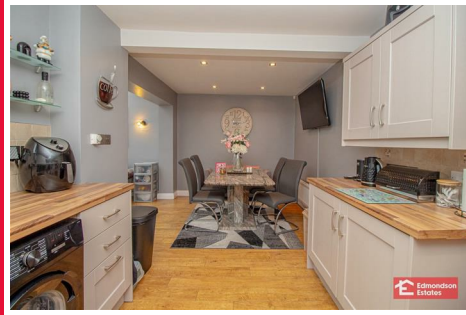
Offers Around £155,000



4 Knockeen Road

, Ballymena, BT42 4DG

Offers Around £155,000



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door with side screens. Wood laminate floor covering. Stairwell to first floor. Access to under stair store.

LOUNGE

14'5 x 12'9 (4.39m x 3.89m)

widest points. Focal point electric fireplace. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA

19'0 x 9'4 (5.79m x 2.84m)

Modern fitted shaker style kitchen with high and low level storage units and contrasting wood block effect work surfaces. Stainless steel sink unit. Integrated appliances to include low level fridge and freezer, 4 ring electric hob and oven with stainless steel extractor fan over. Space for washing machine. Part tiled walls and wood laminate floor covering.

CONSERVATORY

11'5 x 9'4 (3.48m x 2.84m)

PVC double glazed French doors. Wood laminate floor covering.

FIRST FLOOR

LANDING

Access to store.

BEDROOM 1

11'3 x 9'9 (3.43m x 2.97m)

Wood laminate floor covering. Access to hot press and wall to wall fitted wardrobes.

BEDROOM 2

11'4 x 9'8 (3.45m x 2.95m)

widest points. Access to roof space. Access to built in double wardrobe.

BEDROOM 3

8'11 x 8'4 (2.72m x 2.54m)

Wood laminate floor covering. Access to built in wardrobe.

FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath with electric shower over, wash hand basin and WC. Chrome towel radiator. Fully tiled walls and tiled floor.

EXTERNAL

Front garden in lawn. Private driveway in tarmac. Car port. Secluded, low maintenance rear garden in paving and decorative stone. PVC fascia, soffits and rainwater goods. Outside tap, lighting and plug sockets.

LARGE DETACHED GARAGE

26'1 x 20'5 (7.95m x 6.22m)

With lean to extension to the side. Up and over door. Separate service door. Space and plumbing for appliances. Power and lighting.



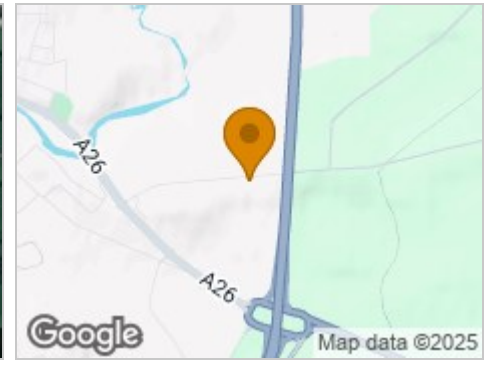
Road Map



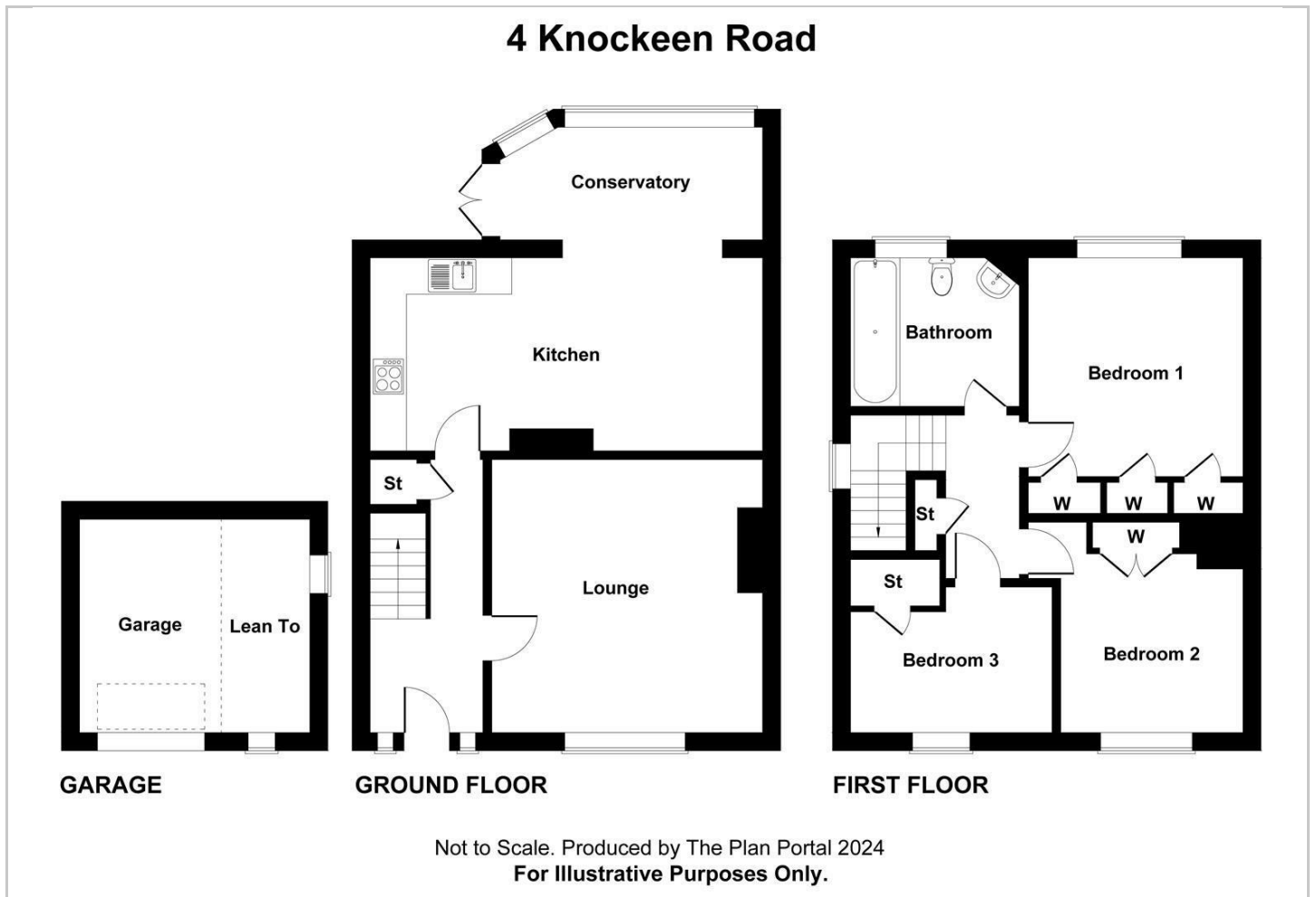
Hybrid Map



Terrain Map



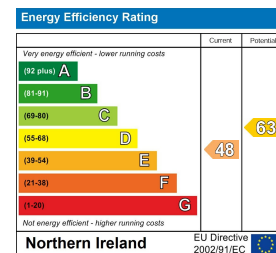
Floor Plan



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.