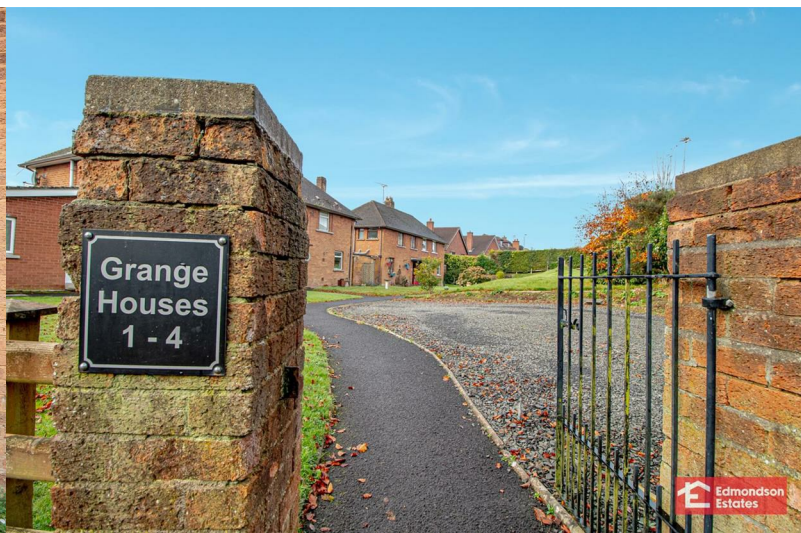




4 Grange Houses

Ballymena, BT42 2DY

Offers Around £169,950



4 Grange Houses

, Ballymena, BT42 2DY

Offers Around £169,950



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed composite front door with side screen. Stairwell to first floor. Access to under stair store. Solid Oak flooring.

LOUNGE

12'8 x 12'0 (3.86m x 3.66m)

widest points. Focal point multi-fuel stove in Inglenook style recess on slate hearth. Solid Oak flooring.

KITCHEN

11'2 x 8'4 (3.40m x 2.54m)

widest points. Deluxe fully fitted high gloss kitchen with high and low level storage units and contrasting work surfaces. Matching upstands. Stainless steel 1.5 bowl sink unit. Integrated dishwasher, 4 ring electric hob and oven with stainless steel extractor canopy over. Space for fridge freezer. Access to store. PVC double glazed rear door. Tiled floor.

DINING ROOM

10'5 x 9'6 (3.18m x 2.90m)

Tiled floor. PVC double glazed French doors to conservatory.

CONSERVATORY

10'8 x 7'8 (3.25m x 2.34m)

PVC double glazed French doors to garden. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space,

BEDROOM 1

12'9 x 10'5 (3.89m x 3.18m)

widest points.

BEDROOM 2

10'6 x 10'4 (3.20m x 3.15m)

Build in wardrobes in mirrored sliding doors.

BEDROOM 3

9'8 x 7'7 (2.95m x 2.31m)

Build in wardrobe.

SHOWER ROOM

Modern fitted two piece suite comprising shower cubicle with electric shower over and wash hand basin. Access to hot press. Fully panelled walls to shower and tiled floor.

WC

WC.

EXTERNAL

Front gardens in lawn.

Access to private parking area with allocated metal garage.

Secluded, south facing rear garden in lawn with paved patio area.

Access to outside store with oil fired central heating boiler, and space and plumbing for washing machine and tumble dryer. Timber shed.

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.



Road Map



Hybrid Map

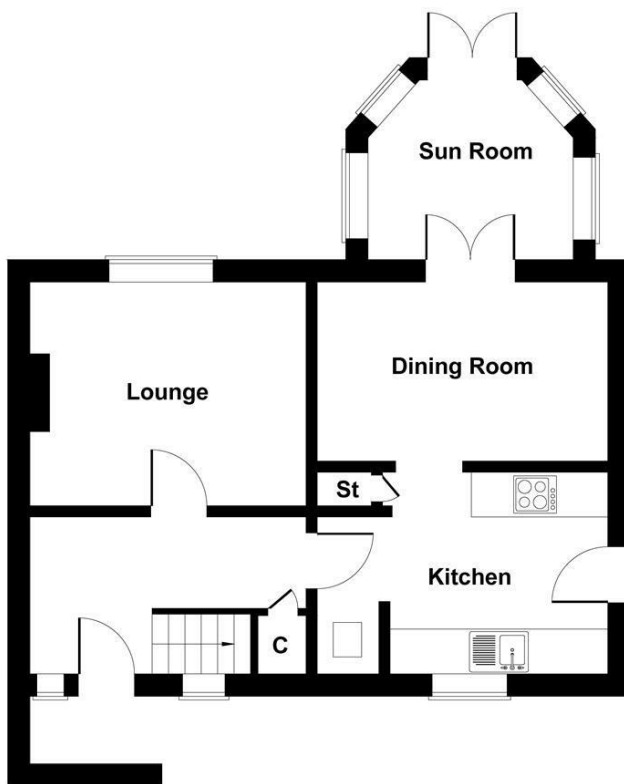


Terrain Map

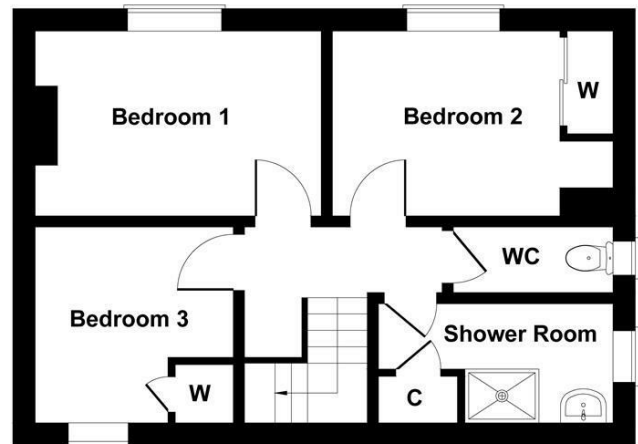


Floor Plan

4 Grange Houses



GROUND FLOOR



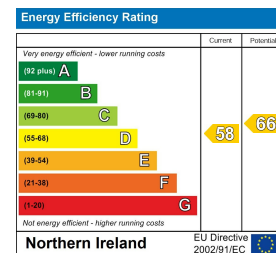
FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

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.