

48 Collinview Avenue, Ballyclare, BT39 9PF



- Semi Detached
- 3 Bedrooms
- 2 Receptions
- Open Plan Kitchen with Dining Aspect
- First Floor Bathroom
- Detached Matching Garage with Parking Forecourt
- Excellent First Time Buy
- Cul De Sac Position
- PVC Double Glazing
- Oil Fired Central Heating

PRICE Offers Over £145,000

Positioned in a quiet cul de sac within a popular residential location just off the Green road. This 3 bedroom semi detached is a perfect property for first time buyers and investors alike. The property benefits from two receptions, PVC double glazing, oil heating and a detached matching garage and is within walking distance of town centre. Priced to allow for some updating an early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

ENTRANCE

PVC double glazed front door.

ENTRANCE HALL

Stairwell to first floor. Understair storage.

LOUNGE 13' 7" x 13' 7"

Mahogany Period style fireplace with tiled hearth and mahogany carved surround. Exposed hardwood flooring. Feature picture style window. Twin glass french doors into:-



DINING ROOM 10'9" x 8'9"

Laminate flooring. Open plan into:-

KITCHEN 10'9" x 8'7"

Open plan Kitchen with casual dining aspect . Fitted with a range of high and low level Oak effect fitted units with contrasting work surfaces. Inlaid stainless steel sink unit with mixer tap. Space for freestanding cooker with integrated overhead extractor. Recess for fridge freezer. Plumbed for washing machine. Open ended corner displays. Tiled floor. Part tiled walls. PVC double glazed door to driveway.



FIRST FLOOR

LANDING

Gable side window. Shelved hot press. Access to roof space. Laminate flooring.

BEDROOM 1 13' 6" x 10' 0"

Built in wardrobe. Laminate flooring.

BEDROOM 2 13' 6" x 10' 0"

Built in wardrobe. Laminate flooring.



BEDROOM 3 9' 6" x 7' 0"

Laminate flooring.

BATHROOM

With three piece suite comprising quarter rounded corner shower cubicle, low flush w.c. and pedestal wash hand basin. Recessed ceiling lighting.



OUTSIDE

Private front garden in lawn.


Spacious driveway with ample parking.

Private enclosed rear garden screened by perimeter fence with paved patio area.

Outside light & Water tap.

DETACHED GARAGE 21' 0" x 11' 0"

Roller shutter door. Side service door. Gable side window. Oil Fired central heating boiler.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

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