

18 Henryville Manor, Ballyclare,
County Antrim, BT39 9FP

Offers in the region of:
£159,950

 Reeds Rains

reedsrains.co.uk

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Council Tax Band:

EPC Rating: D

Viewing Strictly By Appointment

Description

Reeds Rains are pleased to present For sale this superb semi-detached family home situated in the ever popular Henryville development, Ballyclare. The property comprises three generous bedrooms, bright and spacious living area, kitchen/ dining area and three piece bathroom suite. Further benefits include oil fired central heating, upvc double glazing throughout, off street parking and extensive gardens to the rear. This property is sure to attract first and second time buyers alike.

Entrance Hall

Complete with laminate flooring.

Lounge

15'1" x 15' (4.6m x 4.57m)

Naturally bright and spacious lounge complete with laminate flooring. Feature open fire with cast iron inset. Understair storage cupboard. Double doors leading to kitchen / diner.

Kitchen With Casual Dining Space

15' x 9' (4.57m x 2.74m)

Excellent range of high and low level units with complimentary work surfaces, one and half bowl stainless steel sink unit with mixer tap. Built in oven and recently installed gas hob with concealed extractor fan overhead. Space for white good appliances. Complimentary wall tiling and tiled flooring. Open to casual dining area and patio doors to rear garden.

Stairs To First Floor Landing

Staircase to first floor landing with built in shelved hot press and access to roof space.

Bedroom One

15'2" x 8'5" (4.62m x 2.57m)

Spacious double bedroom. Views to the front of the property. Complete with carpeted flooring.

Bedroom Two

9'1" x 8'3" (2.77m x 2.51m)

Complete with carpeted flooring.

Bedroom Three

7'9" x 6'2" (2.36m x 1.88m)

Complete with carpeted flooring.

Bathroom

White three piece suite comprising panelled bath with overhead wall mounted electric shower and side screen door, pedestal wash hand basin, low flush WC, part tiled walls.

Externally

Off Street Parking

Ample car parking to the side of the property for multiple vehicles. Pebbled stone finish.

Enclosed Rear Garden

Generous garden to the rear with extended paved patio and lawned area.

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukxi/2017/692/c> contents

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply of £20 + Vat for each person.

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All Measurements

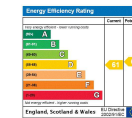
All Measurements are Approximate.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.