



17 Margaret Avenue, Ballyclare, BT39 9HW

- Refurbished Mid Terrace Property
- Lounge
- Deluxe Shower Room
- PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating
- Gardens Front and Rear
- Ideal First Time Buy/Buy To Let

Offers Over £109,950

EPC Rating C



17 Margaret Avenue, Ballyclare, BT39 9HW



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

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

#### LOUNGE 11'11" x 10'10"

Wood laminate floor covering.





## **KITCHEN WITH INFORMAL DINING AREA 14'0" x 8'7" (plus recess)**

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic, touch screen hob with stainless steel splashback and extractor hood over. Integrated oven. Space for tumble dryer. Gas fired central heating boiler (housed within matching unit). Splashback tiling to wall. Tiled floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to roof space.

### **BEDROOM 1 11'11" x 9'2"**

### **BEDROOM 2 11'1" x 8'7"**

### **BEDROOM 3 8'10" x 7'10" (wps)**

Built in wardrobe/store.

### **DELUXE BATHROOM**

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head and glass shower screen over bath. Tile effect panelling to walls. Chrome towel radiator. Tile effect flooring.

### **EXTERNAL**

Front garden finished in lawn and decorative stone.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, paved patio area and timber decking.

Outside tap.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





**Immaculately presented, refurnished, three bedroom, mid terrace property, conveniently situated within Margaret Avenue, Ballyclare.**

**The property comprises entrance, lounge, kitchen with informal dining area, three well proportioned bedrooms, and deluxe bathroom, with contemporary, white three piece suite.**

**Externally, the property enjoys enclosed gardens front and rear.**


**Other attributes include gas heating and PVC double glazing.**

**Ideal first time buy / buy to let.**

**Early viewing highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

**INVESTORS IN PEOPLE**  
We invest in people Gold

**PRS** Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

**Telegraph**  
**PROPERTY AWARDS 2018**  
in partnership with

**Telegraph**  
**PROPERTY AWARDS 2019**  
in partnership with

**Shortlisted**  
**TheNegotiator Awards 2018**

**Shortlisted**  
**TheNegotiator Awards 2019**

**THE INVESTORS IN PEOPLE**  
**AWARDS 2019**  
Finalist

**TheNegotiator**  
**Regional Agency of the Year Northern Ireland**  
**GOLD**

**WE ARE MACMILLAN.**  
CANCER SUPPORT