COLIN GRAHAM RESIDENTIAL

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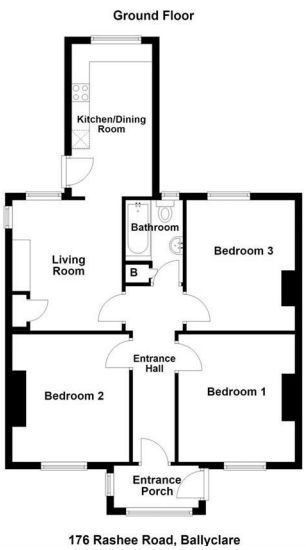
176 Rashee Road, Ballyclare, BT39 9JB

- Refurbished, Detached Bungalow
- Lounge; Open Fire
- Bathroom; White Suite
- Private Driveway
- Garden Room/Store
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Large, Fully Enclosed Rear Garden
- Convenient Location

Offers Over £169,950

EPC Rating E





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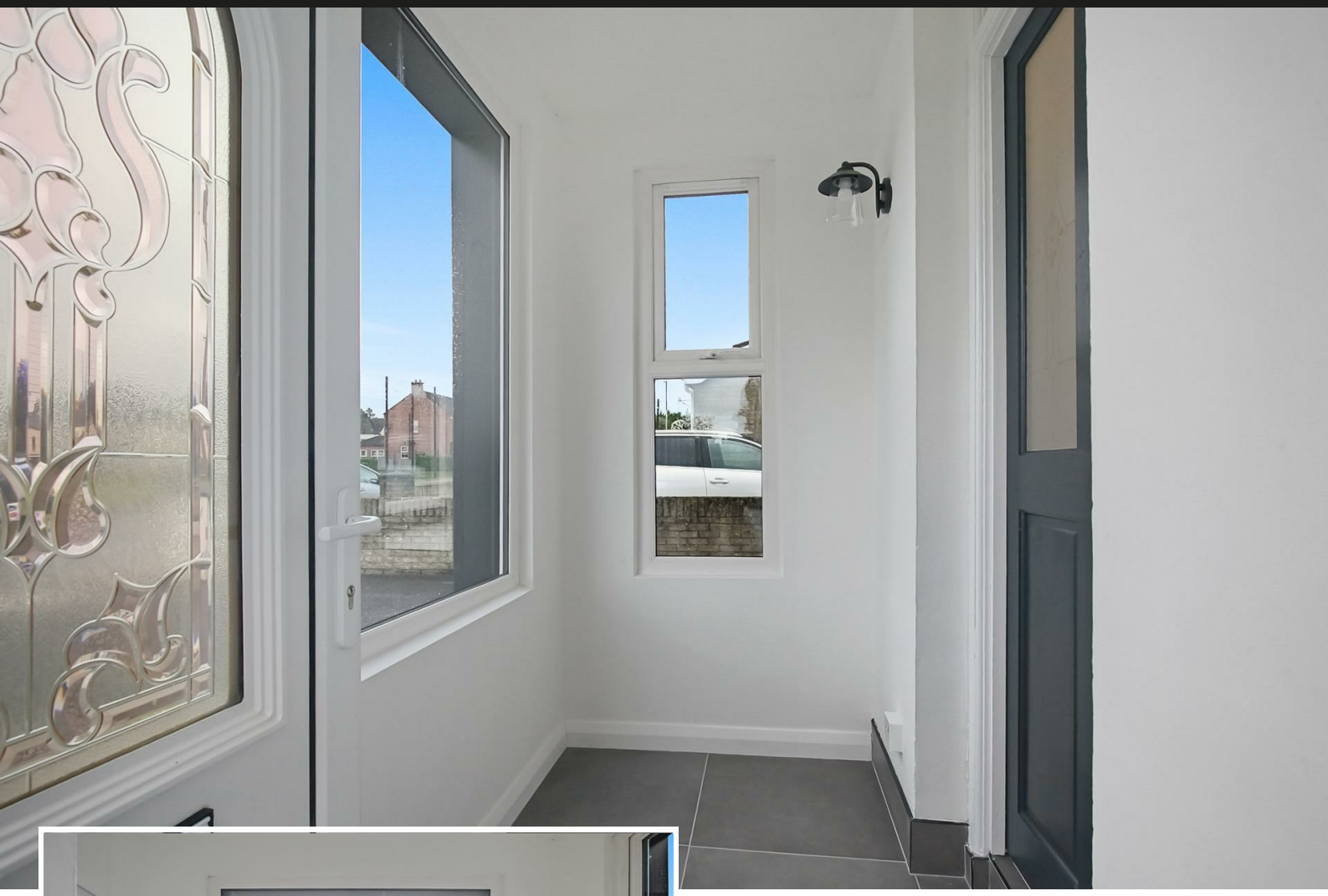
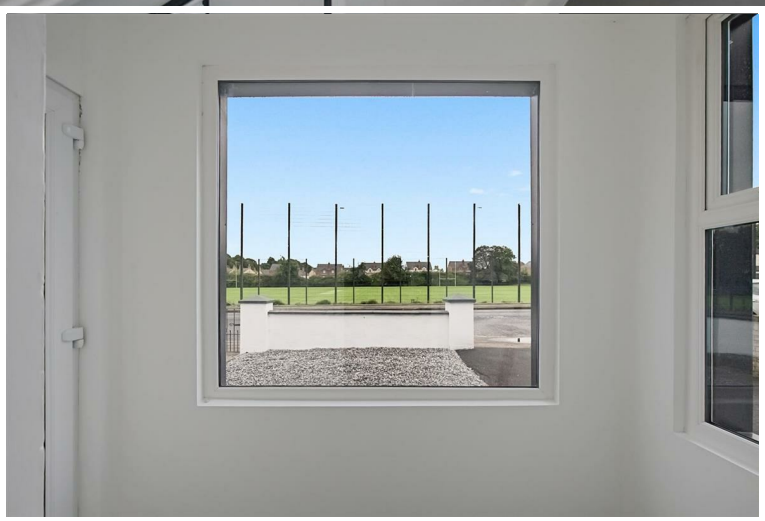




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

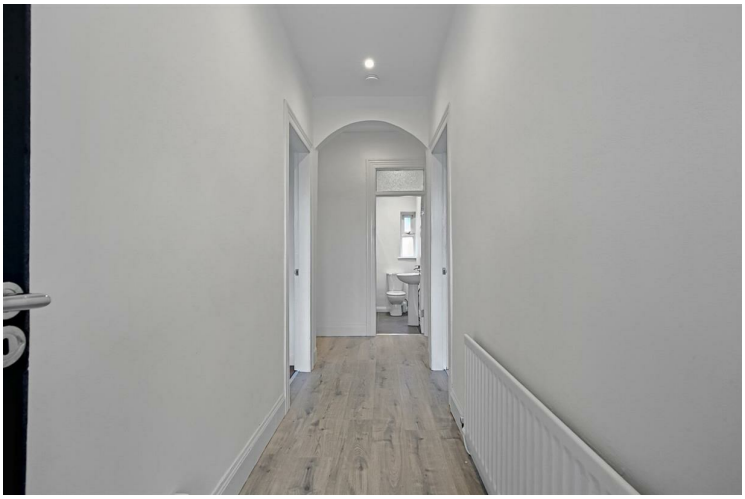
PVC double glazed front door. Tiled floor. Dual aspect windows. Glass panelled door leading to:

LOUNGE 12'2" x 10'0" (wps)

Open fire in tiled fireplace. Access to built in store. Open arch leading to:

KITCHEN WITH INFORMAL DINING AREA 14'0" x 7'5"

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Stainless steel sink unit with draining bay. Tiled splashback and stainless steel extractor hood over. Integrated touch screen hob with stainless steel extractor hood over. Integrated oven and fridge freezer. Plumbed and space for washing machine. Upstands to walls to match worktop. Tiled floor. PVC double glazed door leading to rear garden.







ENTRANCE HALL

Wood laminate floor covering.

BEDROOM 1 11'8" x 10'7"

Wood laminate floor covering.

BEDROOM 2 11'10" x 10'9"

Wood laminate floor covering.

BEDROOM 3 12'0" x 9'10"

Access to roof space. Wood laminate floor covering.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Part tiling to walls. Tiled floor. Access to store with gas fired central heating boiler.

EXTERNAL

Private driveway finished in tarmac.
Low maintenance front garden finished in decorative stone.
External lighting.
Large fully enclosed rear garden finished in lawn, patio area, pergola, and range of plants, trees and shrubbery.
Outside tap.

GARDEN STORE 15'7" x 10'8"

Power and light.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.





Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Recently refurbished, three bedroom, detached bungalow, occupying a generous sized site off Rashee Road, Ballyclare.

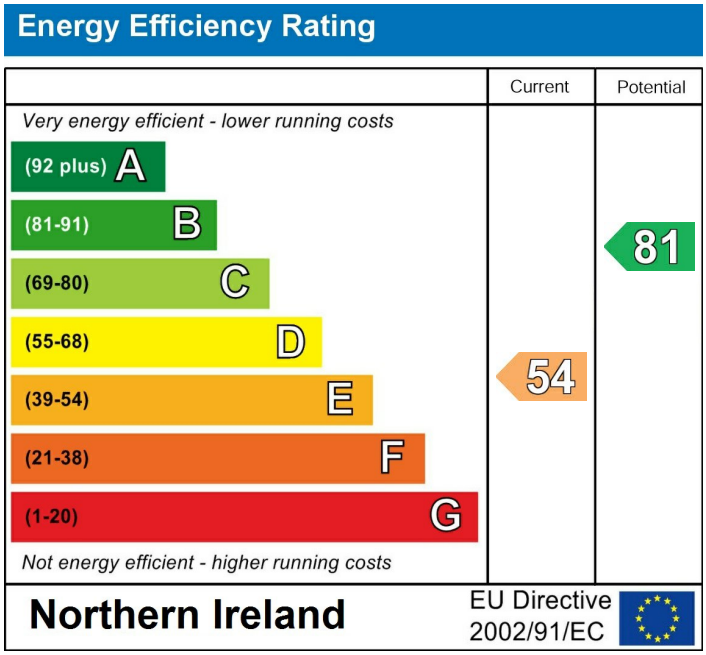
The property comprises entrance porch, entrance hall, lounge, kitchen with informal dining area, three bedrooms, and bathroom.

Externally, the property enjoys private driveway, low maintenance front garden, and large, fully enclosed rear garden.

Other attributes include gas heating, PVC double glazing, and convenient location.

Early interest recommended.





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

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PRS Property Redress Scheme

Awards

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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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