COLIN GRAHAM RESIDENTIAL

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115 Erskine Park, Ballyclare, BT39 9DB

- Spacious, Semi Detached Home
- Lounge; Focal Point Fireplace
- Utility Hall
- Floored Roof Space
- Generous Sized Private Driveway
- Three Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Shower Room
- Oil Heating; Double Glazing
- Gardens Front and Rear

Offers Over £89,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door with matching side screen. Wood laminate floor covering. Stairwell to first floor.

LOUNGE 13'3" x 12'2"

Focal point fireplace. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 18'6" x 12'11" wps

Fitted kitchen with range of high and low level storage units, with contrasting melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Plumbed for automatic washing machine. Part tiling to walls. Access to built in store.

UTILITY HALL 6'6" x 6'2"

Fitted shelving units. Glass panelled door to rear garden.







FIRST FLOOR

LANDING

Built in shelved store. Access to shelved hot press. Access to large floored roof space.

BEDROOM 1 12'2" x 9'10"

Built in wardrobe / store.

BEDROOM 2 11'9" x 9'8"

Built in wardrobe.

BEDROOM 3 8'10" x 8'2"

SHOWER ROOM

White three piece suite comprising tiled shower area, pedestal wash hand basin and WC. Thermostat controlled mains shower unit.

EXTERNAL

Double gates leading to generous sized private driveway area, finished in tarmac.
Front garden finished in lawn.
Entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Rear garden finished in lawn, patio area and garage base.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

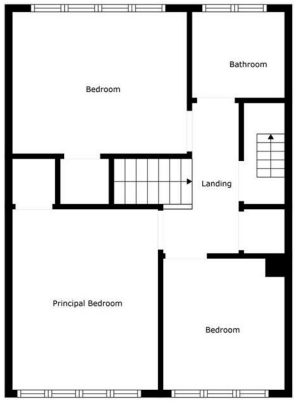
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.







Floor 1

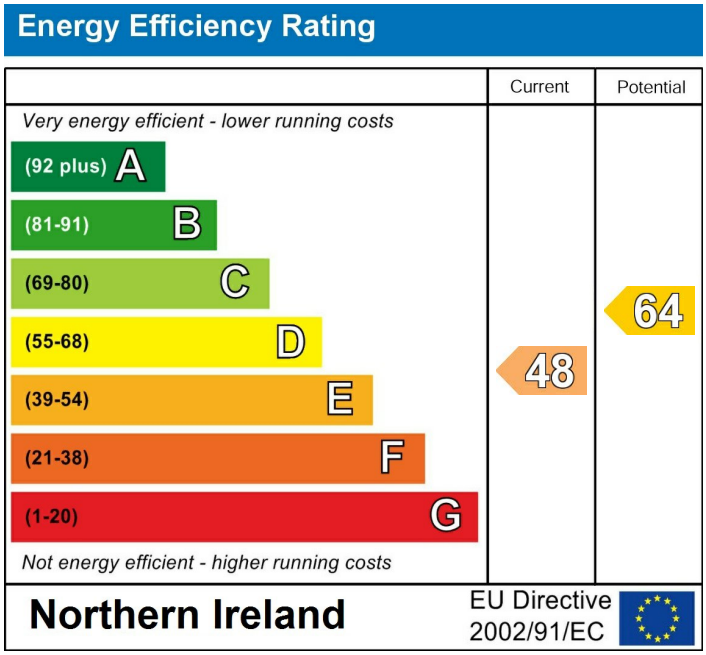


Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Spacious, three bedroom, semi detached house, located off Rashee Road / Ballyeaston Road, Ballyclare. The property comprises entrance hall, lounge with focal point fireplace, kitchen with informal dining area, utility hall, three well proportioned bedrooms, shower room and floored roof space. Externally, the property enjoys generous sized private driveway, and gardens front and rear. Other attributes include oil heating, double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing recommended to avoid disappointment.





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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Shortlisted TheNegotiator Awards 2019

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