COLIN GRAHAM RESIDENTIAL

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5 Avondale Drive, Ballyclare, BT39 9EA

- End Terrace Property
- Lounge Through Dining Room
- Bathroom With Three Piece Suite
- Private Driveway Area
- Convenient Location
- Two Well Proportioned Bedrooms
- Fitted Kitchen
- Oil Heating; Open Fire With Back Boiler System
- Enclosed Rear Garden
- Open To Cash Offers Only

Offers Over £69,950

EPC Rating F





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood front entrance door with glazed fanlight over. Tiled floor. Stairwell leading to first floor.

LOUNGE THROUGH DINING ROOM 20'2" x 10'8" (wps)

Open fire (with back boiler link up system for water and heating) in cast iron fireplace with tiled hearth and carved timber surround. Dual aspect windows. Wood laminate floor covering to dining area. Access to under stairs store. Open arch leading to:

KITCHEN 11'2" x 7'4"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Space for cooker. Stainless steel sink unit with draining bay. Space for fridge freezer. Plumbed for automatic washing machine. Part tiling to walls. Hardwood rear door.

FIRST FLOOR







HALF LANDING

Return stairwell leading to landing.

BATHROOM 8'6" x 7'3" (wps)

Three piece coloured suite comprising panelled bath with mixer tap over, pedestal wash hand basin and WC. Splashback tiling to bath and sink. Built in shelved store.

LANDING

Access to roof space. Built in store with hot water tank inset.

BEDROOM 1 14'0" x 9'6" (wps)

Twin windows to front elevation.

BEDROOM 2 10'3" x 8'5"

Views over park towards Six Mile Water river.

EXTERNAL

Private driveway area to side of the house.
Fully enclosed rear garden finished in lawn and paved patio area.
PVC oil storage tank.
Oil fired central heating boiler.
External lighting.
Outside tap.

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.





COLIN GRAHAM RESIDENTIAL

...WE SELL HOUSES

Two bedroom, end terrace property with private driveway and enclosed rear garden, conveniently located on the periphery of the town square in Ballyclare, in close proximity to public transport routes, local amenities and main commuter networks.

The property comprises entrance hall, lounge with open fire through dining room, fitted kitchen, two well proportioned first floor bedrooms, and bathroom with three piece suite.

Externally, the property enjoys private driveway area and fully enclosed rear garden finished in lawn and paved patio area.

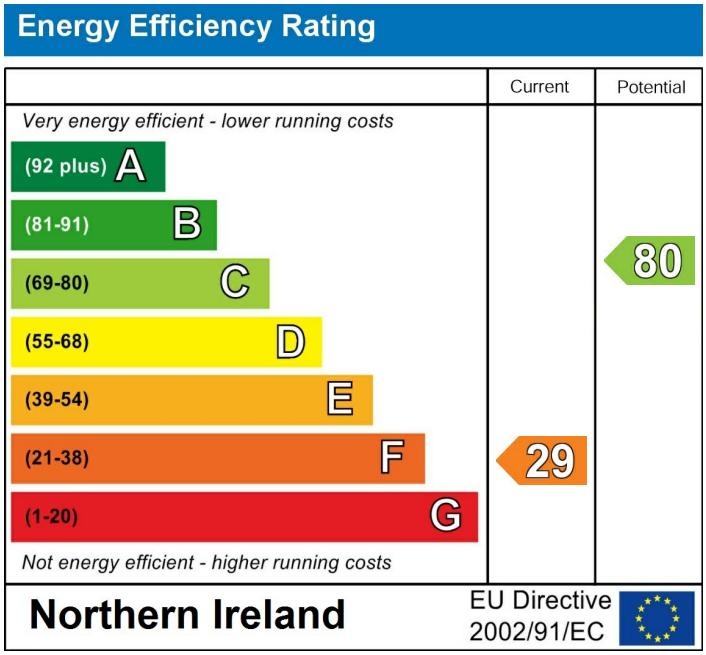
Other attributes include oil fired central heating and hardwood single glazing.

Ideal first time buy / buy to let investment alike.

Open to cash offers only.

Early viewing highly 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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