COLIN GRAHAM RESIDENTIAL

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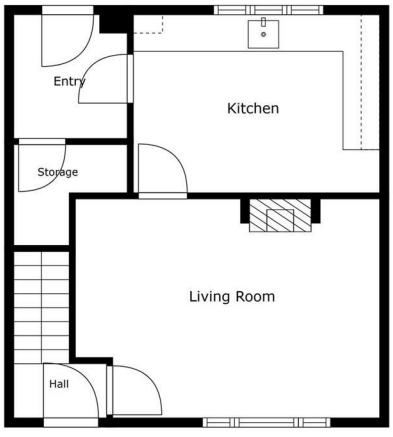


15 Ballyalton Park, Newtownabbey, BT37 0ET

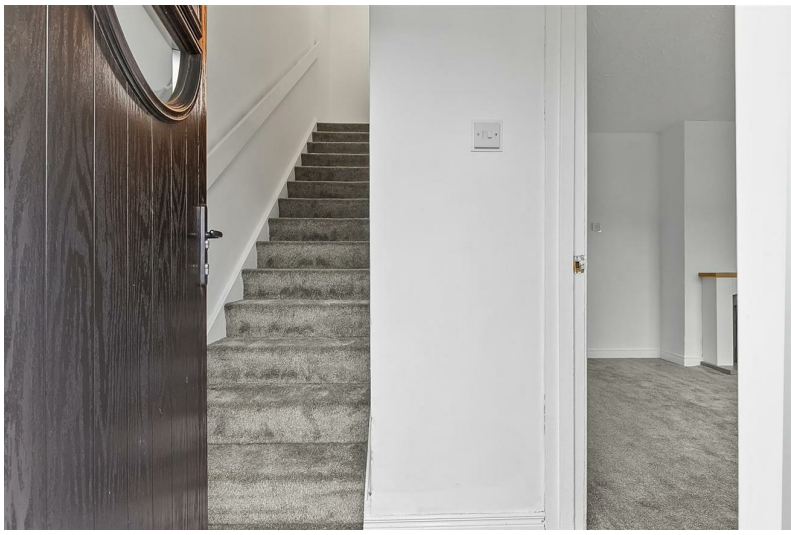
- Refurbished Terrace Property
- Lounge; Focal Point Stove
- Rear Hall and Store
- Gas Heating; PVC Double Glazing
- Convenient Location
- Three Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; White Suite
- Low Maintenance Gardens
- Ideal First Time Buy/Buy To Let

Offers Over £132,950

EPC Rating E



Floorplan Is For Illustrative Purposes Only And Is Not To Scale



15 Ballyalton Park, Newtownabbey, BT37 0ET





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door with PVC double glazed fanlight over. Stairwell to first floor.

LOUNGE 16'5" x 11'9" (wps)

Picture window to front elevation. Focal point fireplace with electric stove.

KITCHEN WITH INFORMAL DINING AREA 13'3" x 9'5"

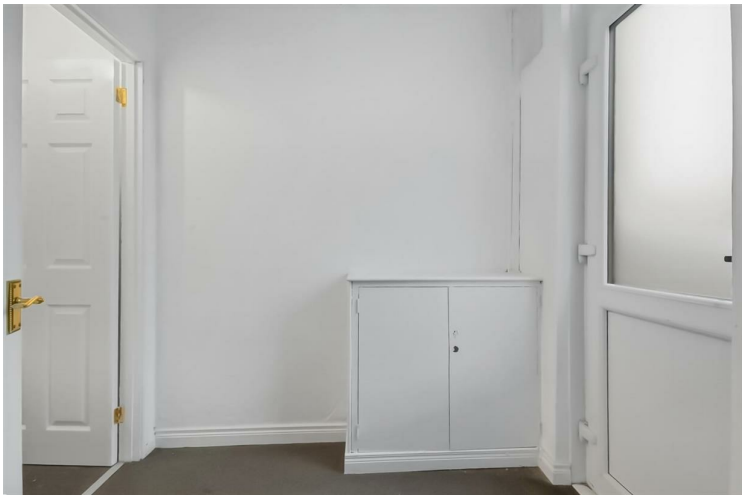
Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Gas fired central heating boiler (housed within matching unit). Upstands to walls to match worktop.



[redacted]



[redacted]



REAR HALL

Access to walk in store (plumbed for two piece suite). PVC double glazed door with matching fanlight leading to rear garden.

FIRST FLOOR

LANDING

Access to shelved store and roof space.

BEDROOM 1 13'3" x 10'8" (wps)

Built in wardrobe.

BEDROOM 2 11'10" x 8'7"

Built in wardrobe.

BEDROOM 3 9'6" x 7'6" (wps)

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Part panelled walls.

EXTERNAL

Low maintenance, fully enclosed front garden finished in decorative stone and paving.
Entrance canopy.
External lighting.
PVC fascia, soffits and rainwater goods.
Low maintenance, fully enclosed rear garden finished mainly in paved patio area.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

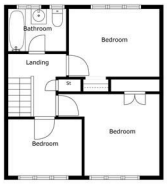
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements 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.



Recently refurbished, three bedroom, mid terrace property, situated within the Monkstown area of Newtownabbey.

The property comprises entrance hall, lounge, kitchen with informal dining area, rear hall with access to store (plumbed for two piece suite), three bedrooms, and bathroom, with white, three piece suite.

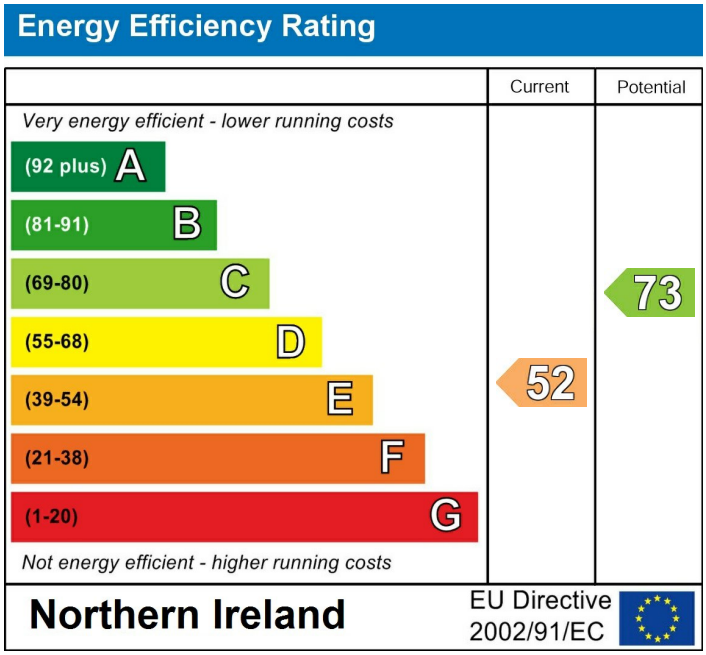
Externally, the property enjoys low maintenance gardens front and rear.

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

Ideal first time buy or buy to let investment alike.

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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