COLIN GRAHAM RESIDENTIAL

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153 Hillhead Road, Ballyclare, BT39 9LW

- Deceptively Spacious Family Detached
- 4 Bed; 2+ Rec / 3 Bed; 3+ Rec
- Modern Fitted Kitchen; Utility Room
- En Suite Shower Room; Furnished Cloakroom
- Private Driveway
- Adaptable Accommodation
- Kitchen Through Dining Room
- Deluxe Bathroom
- Oil Heating; PVC Double Glazing; Beam Vacuum
- Large, Private Rear Garden

Offers Over £285,000

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

Hardwood, double glazed front door. Dual aspect PVC double glazed windows. Tiled floor. Panelled door leading into:

LOUNGE 26'8" x 19'4" (wps)

Cast iron, multi fuel stove (with back boiler link up system for water and heating) set on raised tiled hearth with floating timber sleeper beam mantle over. Quality wood laminate floor covering. Dual aspect PVC double glazed windows. Stairwell leading to first floor. Glazed double doors leading into kitchen through dining room.

FAMILY ROOM / BEDROOM 4 10'4" x 9'3"

Picture window to front elevation.

CLOAKROOM

Access into:

FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Splashback tiling to sink. Tiled floor.







KITCHEN THROUGH DINING ROOM OPEN TO SUN LOUNGE 27'8" x 23'2" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Matching breakfast bar return. Integrated five ring gas hob inset to inglenook style recess with extractor hood over. Integrated eye level double oven, fridge freezer and dishwasher. Splashback tiling to walls. Tiled flooring to kitchen and dining room area. Wood laminate floor covering to sun lounge. Cast iron, wood burning stove, set on glass hearth. PVC double glazed French doors leading to rear garden. Dual aspect windows. Recessed spotlights. Beam vacuum points.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 19'1" x 13'2"

PVC double glazed French doors, leading to Juliet style balcony, enjoying views over rear garden.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled, quadrant shower enclosure, vanity unit and WC. Electric shower unit. Splashback tiling to sink. Tiled floor with matching skirting.

BEDROOM 2 16'2" x 11'10" (wps)

Wood laminate floor covering. Dual aspect windows. Fitted bedroom furniture encompassing double wardrobe with mirrored panelled sliding doors, separate double wardrobe, office desk and storage cupboard.

BEDROOM 3 13'10" x 12'4" (wps)

Fitted bedroom furniture to include double wardrobe with mirrored/panelled sliding doors and office desk.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising freestanding bath with central mounted mixer tap and telephone handle shower attachment, separate oversized, fully tiled shower enclosure, vanity unit and WC. Thermostat controlled shower unit. Part tiled walls. Chrome towel radiator. Tiled floor with matching skirting.

UTILITY ROOM 7'7" x 7'6"

Plumbed for automatic washing machine and space for tumble dryer. Plumbed for sink. Access to shelved hot press.

EXTERNAL

Cast iron gate leading to private driveway area, finished in stone.
Quarry stone façade to entrance porch.
Front garden finished in lawn.
Further private driveway area to side and rear, finished in tarmac.
Generous sized rear garden, finished in lawn and fully enclosed paved patio area with timber decking.
Purpose built store with pedestrian service door, PVC double glazed window, oil fired central heating boiler, light and power.
Timber garden shed.
External lighting.
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.



Deceptively spacious, immaculately presented, family detached home, occupying a private site off Hillhead Road, Ballyclare.

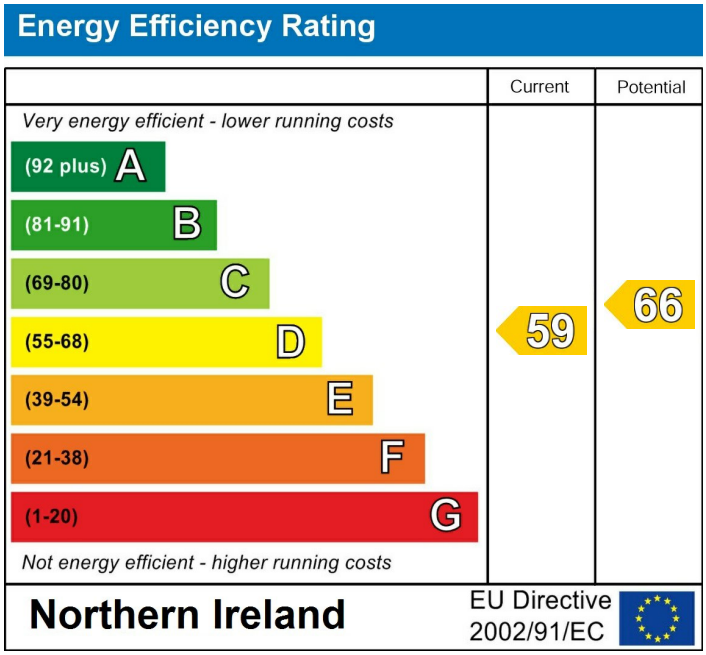
The property offers adaptable accommodation and comprises entrance hall, furnished cloakroom, lounge, kitchen through dining room, sun lounge, separate family room/bedroom, utility room, three further bedrooms, to include principal en suite, and separate family bathroom, with contemporary, white, four-piece suite.

Externally, the property enjoys generous sized private driveway, and large rear garden, finished in lawn and fully enclosed paved patio area with timber decking.

Other attributes include oil heating, PVC double glazing, Beam vacuum system, open aspect to rear, and convenient location.

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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