COLIN GRAHAM RESIDENTIAL

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20 Margaret Avenue, Ballyclare, BT39 9HW

- Semi Detached Villa
- Lounge; Glass Fronted Fire
- Bathroom; Separate WC
- Utility Hall; Furnished Cloakroom
- Gardens Front, Side And Rear
- Three Well Proportioned Bedrooms
- Kitchen Through Living / Dining Room
- Gas Fired Central Heating
- Private Driveway
- Ideal First Time Buy / Buy To Let Investment

Offers Over £89,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, glass panelled front door. Wood laminate floor covering. Stairwell to first floor.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Part tiling to walls. Tiled floor. Access to under stairs store.

LOUNGE 13'4" x 12'7"

Glass fronted fire in brick fireplace with tiled hearth. Wood laminate floor covering.



KITCHEN THROUGH LIVING / DINING ROOM 19'4" x 10'9"

Fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Cooker point. Space for under counter appliances. Splash back tiling to walls. Wood laminate floor covering. Built in store. Focal point fireplace. Dual aspect windows. Glass panelled door leading to:

UTILITY HALL 12'8" x 5'7"

Fitted storage units. Stainless steel sink. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Glass panelled door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space.



BEDROOM 1 12'2" x 9'4"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 2 10'10" x 9'4"

Built in wardrobe. Wood laminate floor covering.

BEDROOM 3 10'10" x 6'6"

Built in wardrobe. Wood laminate floor covering.

BATHROOM

White two piece suite comprising panelled bath and pedestal wash hand basin. Fully tiled walls. Tile effect wood laminate floor covering.

CLOAKROOM

With white WC. Fully tiled walls. Tile effect wood laminate floor covering.



EXTERNAL

Private driveway finished in brick pavior.
Front and side gardens finished in lawn.
External porch.
Timber garage.
Fully enclosed rear garden finished in lawn and concrete patio area.
Timber sheds.
External lighting.
Outside taps.



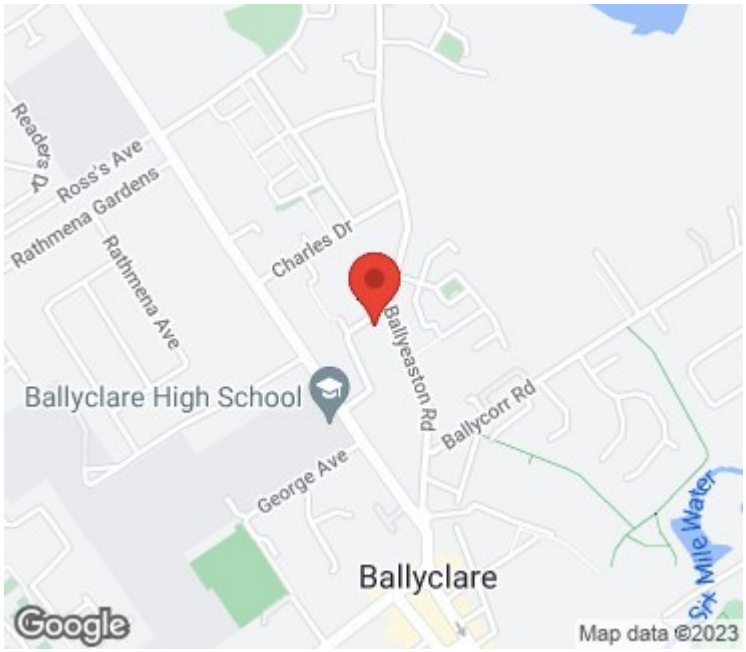


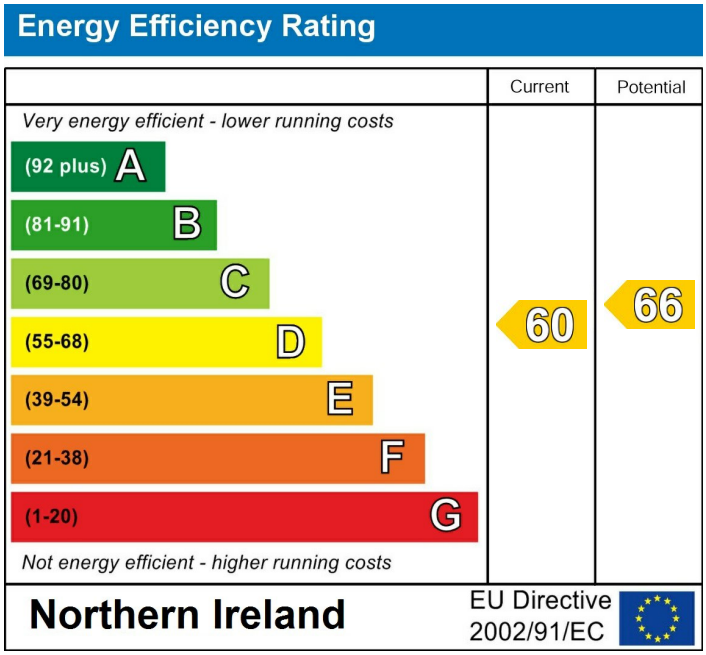
IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



Three bedroom, semi detached villa with private driveway and gardens front, side and rear, located on Margaret Avenue, situated off the Rashee Road, convenient to shops, amenities and schools of Ballyclare town. The property comprises entrance hall, furnished cloakroom, lounge with glass fronted fire, kitchen through living/dining room, utility hall, three well proportioned first floor bedrooms, bathroom with white two piece suite and separate cloakroom with WC. Externally the property enjoys private driveway finished in brick pavior, front and side gardens finished in lawn, timber garage, and fully enclosed rear garden finished in lawn and concrete patio area. Other attributes include gas fired central heating and convenient location. In needs of modernisation as generously reflected in the marketing price. Ideal first time buy or buy to let investment alike. 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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Telegraph PROPERTY AWARDS 2019

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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