COLIN GRAHAM RESIDENTIAL

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43 Grange Drive, Ballyclare, BT39 9EY

- End Terrace Property
- 4 Bed; 1 Rec or 3 Bed; 2 Rec
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom
- Gardens Front, Side And Rear
- Adaptable Accommodation
- Lounge; Kitchen Through Dining Room
- Gas Heating; PVC Double Glazing
- Private Driveway; Timber Store/Workshop
- Convenient Location; Immaculately Presented

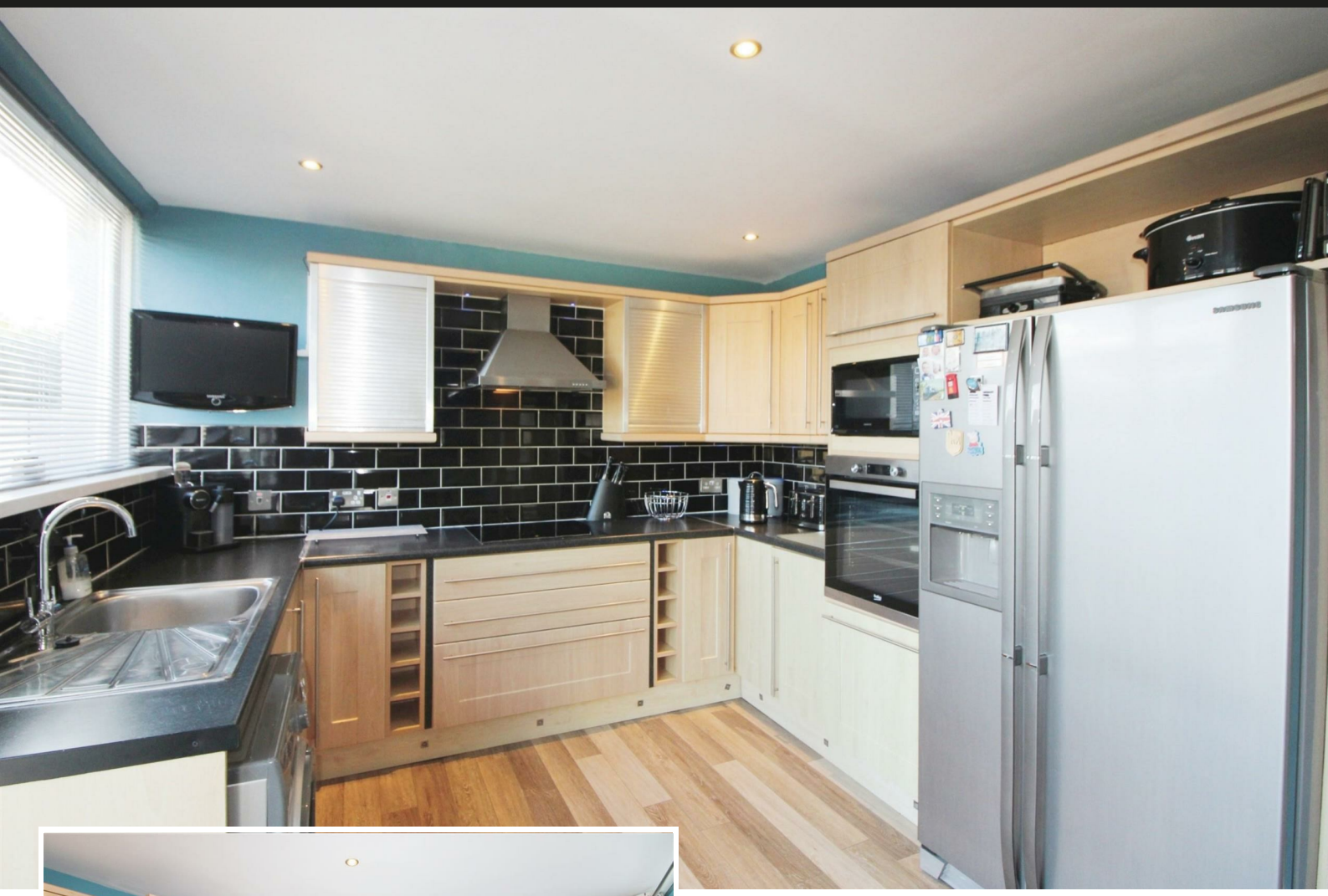
Offers Over £109,950

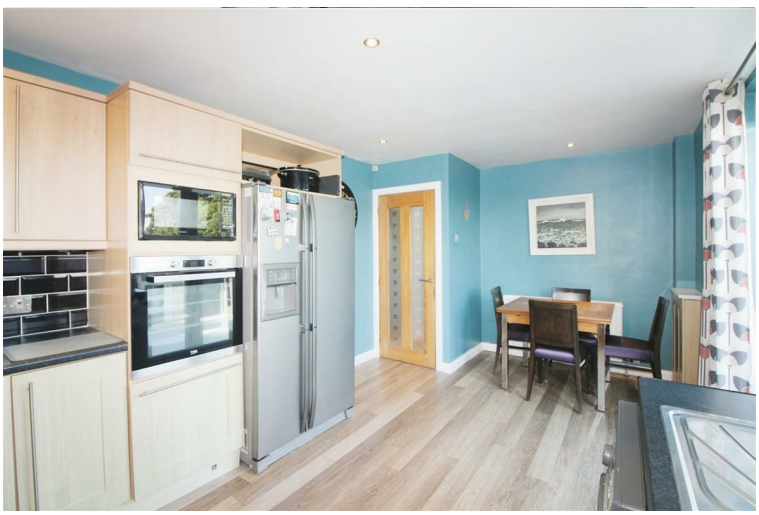
EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screens and fan light over. Timber flooring. Access to cloakroom area and under stairs storage. Return stairwell to first floor. Glass panelled doors to lounge and kitchen.

FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splash back panelling to sink. Chrome towel radiator.

LOUNGE 16'11" x 10'8"

Twin windows to rear elevation. Timber flooring.

STUDY / BEDROOM 4 10'8" x 6'2"

Wood laminate floor covering.







KITCHEN THROUGH DINING ROOM 16'11" x 10'2" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Space for American style fridge freezer and microwave oven. Plumbed for automatic washing machine. Built in wine rack. Splash back tiling to walls. Wood laminate floor covering. PVC double glazed French doors to rear garden.

FIRST FLOOR

LANDING

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

BEDROOM 1 13'2" x 10'7" (wps)

Fitted wardrobes in mirror panelled sliding doors. Wood laminate floor covering.

BEDROOM 2 10'8" x 7'10" (plus recess)

Wood laminate floor covering.

BEDROOM 3 11'4" x 10'1"

Dual aspect windows. Wood laminate floor covering.

DELUXE BATHROOM

White four piece suite comprising panelled bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Electric shower. Part tiling to walls. Chrome towel radiator. Wood laminate floor covering.

EXTERNAL

Front and side gardens finished mainly in lawn.
Double gates to private driveway area finished in tarmac.
PVC soffits, facia and rainwater goods.
Fully enclosed rear garden finished in artificial grass and raised timber deck entertaining area.
Outside tap.
Outside store.

TIMBER STORE / WORKSHOP 8'10" x 7'8"

PVC double glazed door and window. Double doors to rear. Power, light and fitted storage units.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS



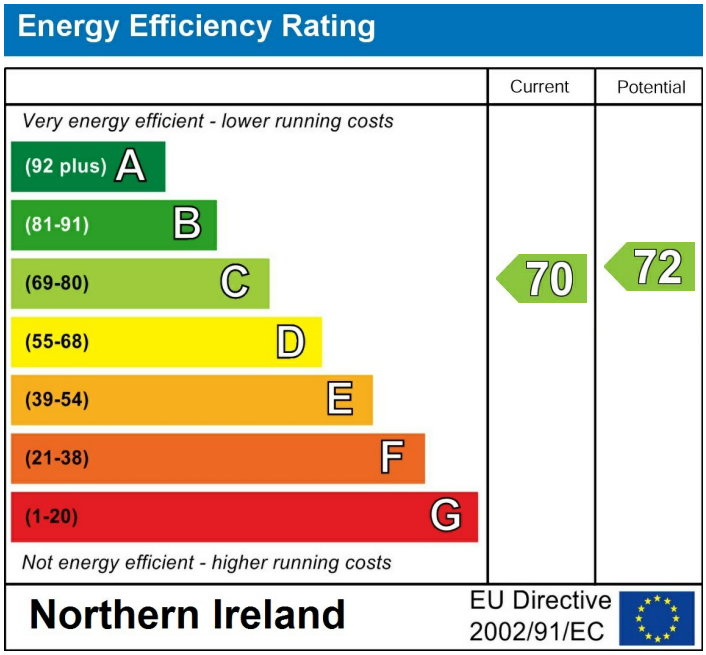


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



Immaculately presented, spacious, end terrace property with private driveway area, timber store/workshop, and gardens front, side and rear, conveniently located off the Doagh Road, Ballyclare, within walking distance to shops, schools and amenities of Ballyclare town. Offering adaptable accommodation, the property comprises entrance hall, furnished cloakroom, lounge, study/bedroom four, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms, and deluxe bathroom with white four piece suite. Externally the property enjoys double gates to private driveway area finished in tarmac, front and side gardens finished mainly in lawn, timber store/workshop with power and light, and fully enclosed rear garden finished in artificial grass and raised timber deck entertaining area. Other attributes include gas fired central heating with Nest heating controls, PVC double glazing and convenient location. Ideal first time buy / buy to let investment alike. Early viewing strongly 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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