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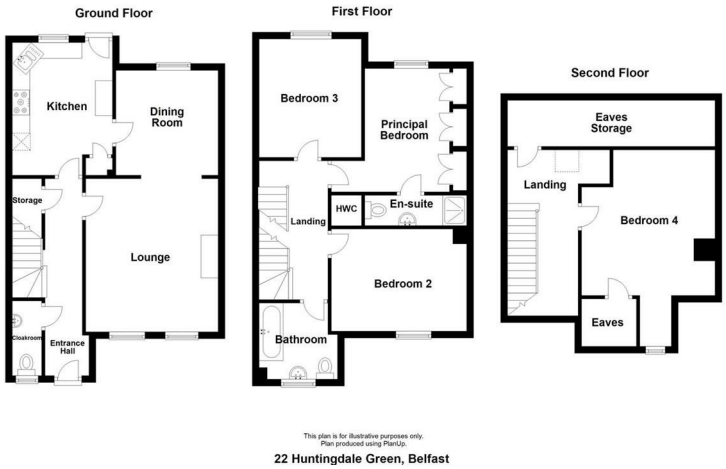
# 22 Huntingdale Green, Ballyclare, BT39 9FL

- Spacious Mid Town House (c.1,300 sq ft)
- Lounge; Open Arch To Dining Room
- Bathroom With Three Piece Suite
- Furnished Cloakrooom
- Fully Enclosed Rear Garden
- Four Bedrooms; Principal With En Suite
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Private Double Diveway
- Convenient Location; Immaculately Presented

Offers Over £159,950

EPC Rating D



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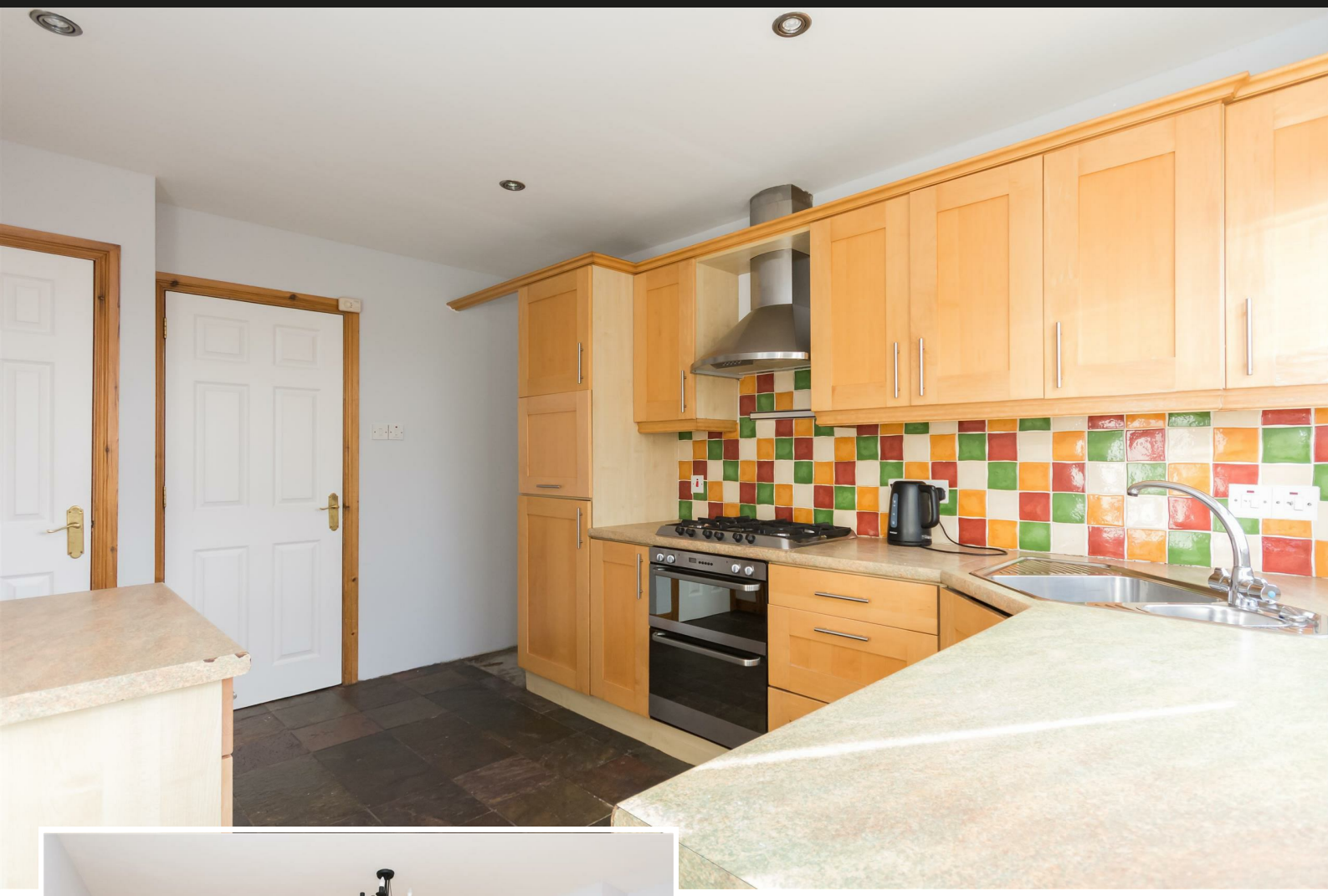




## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Hardwood, panelled front door. Slate tile floor, continuing through furnished cloakroom and kitchen. Stairwell to first floor. Access to under stairs store.

### FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Splash back tiling to sink.

### LOUNGE 14'9" x 12'9"

Gas fire in granite fireplace with matching hearth and oak surround. Twin windows to front elevation. Oak flooring. Open arch leading to:

### DINING ROOM 10'0" x 9'10"

Oak flooring.







## KITCHEN 12'8" x 9'7"

Modern fitted kitchen with range of high and low level storage units with contrasting melamine work surface. Stainless steel 1.25 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double oven. Space for fridge freezer. Plumbed for automatic washing machine and dishwasher. Splash back tiling to wall. Hardwood double glazed door to rear garden.

## FIRST FLOOR

## LANDING

Access to hot press. Stairwell to second floor.

## PRINCIPAL BEDROOM 11'11" x 9'9"

Wall to wall fitted wardrobes and storage.

## EN SUITE SHOWER ROOM

White three piece suite comprising panelled shower, pedestal wash hand basin and WC. Electric shower.

## BEDROOM 2 12'9" x 9'10"

Wood laminate floor covering.

## BEDROOM 3 11'8" x 9'9"

## BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Folding shower screen over bath. Tiled floor.

## SECOND FLOOR

## LANDING

Access to under eaves storage.

## BEDROOM 4 13'10" x 12'10" (plus recess)

Access to under eaves storage.

## EXTERNAL

Private double driveway finished in decorative stone.
External lighting.
Fully enclosed rear garden finished in lawn and paving.
Oil fired central heating boiler.
PVC oil storage tank.
Outside tap.

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

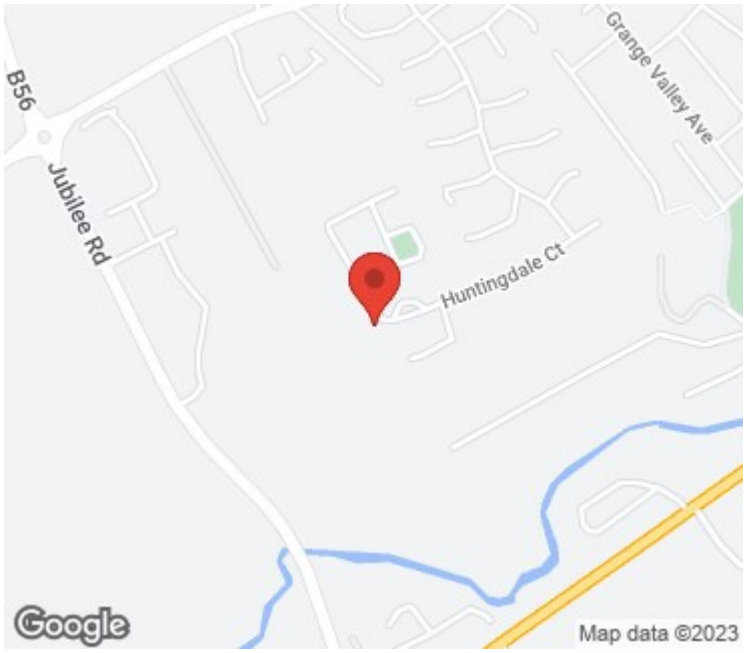


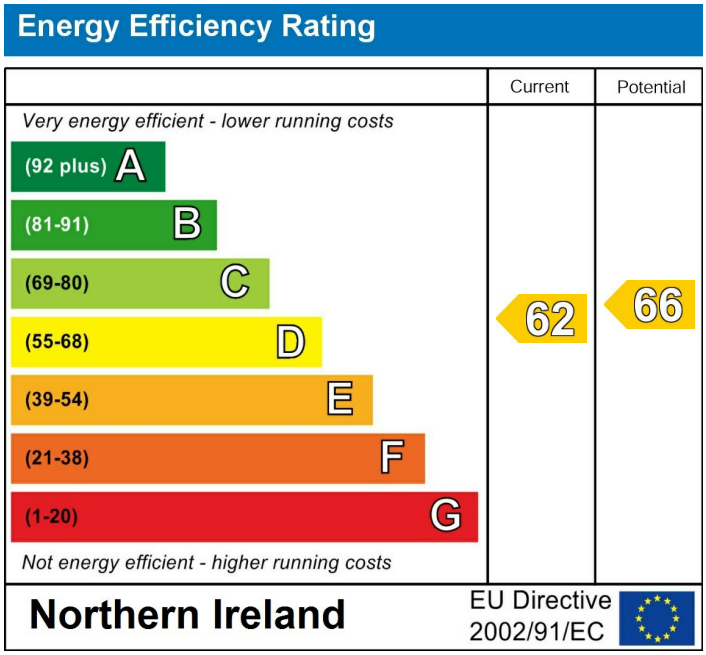


Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.



***Immaculately presented, four bedroom / two reception, mid town house extending to c.1,300 sq ft, with private double driveway and fully enclosed rear garden, located within the popular Huntingdale development, situated off Doagh Road, Ballyclare. The property comprises entrance hall, furnished cloakroom, lounge with gas fire and open arch leading to dining room, modern fitted kitchen, four well proportioned bedrooms, to include principal bedroom with en suite shower room, and bathroom with white three piece suite. Externally the property enjoys private double driveway finished in decorative stone and fully enclosed rear garden finished in lawn and paving. Other attributes include oil fired central heating and PVC double glazing. 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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Shortlisted TheNegotiator Awards 2019

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