COLIN GRAHAM RESIDENTIAL

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88 Belfast Road, Ballyclare, BT39 9LS

- Detached Bungalow
- Planning Permission Granted For Extension and Roof Space Conversion
- PVC Double Glazing
- Matching Detached Garage
- Mature Site
- Refurbishment / Re-Development Project
- Currently Three Bedroom / One+ Reception
- Private Driveway
- Generous Garden Area
- Convenient Location

Offers Over £174,950

EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Tiled floor. Glass panelled door leading to:

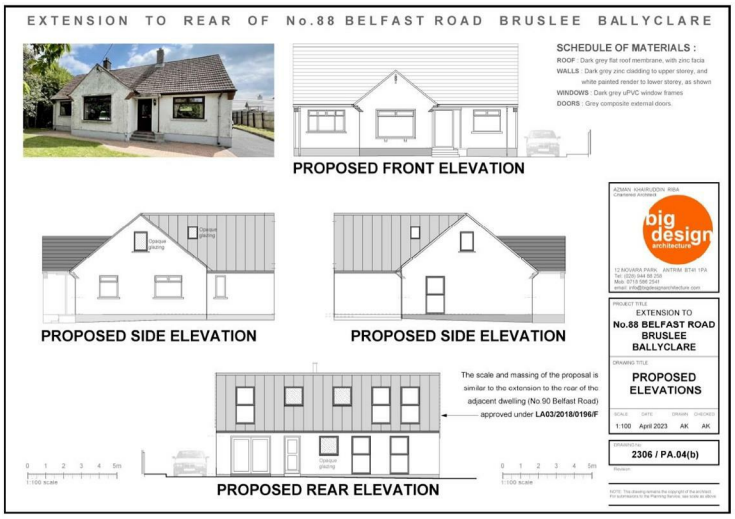
ENTRANCE HALL

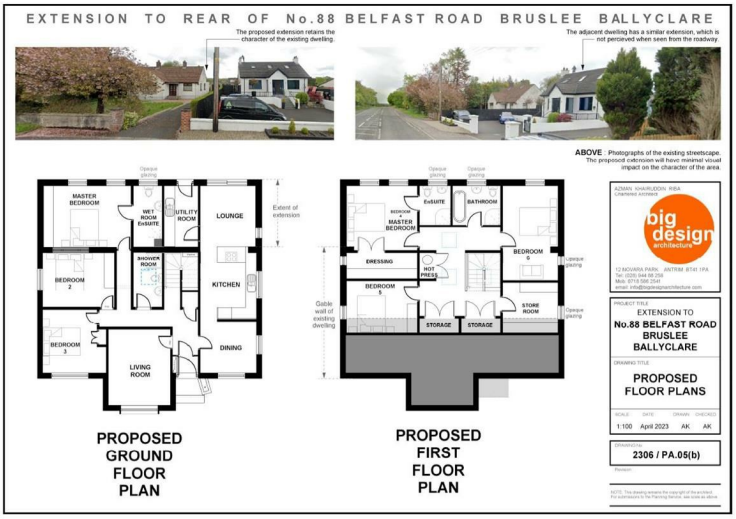
Exposed, tongue and groove timber flooring. Access to roof space via slingsby style ladder. Access to walk in store.

LOUNGE 13'8" x 11'3"

Open fire, ready for installation of fireplace. Picture window to front elevation.







KITCHEN THROUGH DINING ROOM 16'5" x 10'0"

Range of low level fitted storage units, with contrasting wood grain effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Splash back tiling to walls. Quarry tiled floor. Access to hot press. Glass panelled door leading to:

UTILITY ROOM 8'8" x 8'7"

PVC double glazed door to rear garden.

BEDROOM 1 13'3" x 9'11"

BEDROOM 2 11'5" x 9'11"

Built in shelved store. Exposed tongue and groove timber flooring.

BEDROOM 3 10'0" x 10'3"

Open fire, ready for installation of fireplace. Dual aspect windows.

WET ROOM STYLE SHOWER ROOM

White pedestal wash hand basin and WC. Electric shower. Chrome towel radiator. Fully panelled walls.

EXTERNAL

Twin entrance pillars leading to generous sized private driveway area finished in tarmac.
Front garden finished in lawn, brick pavior, mature trees and shrubs.
Entrance porch.
External lighting.
Generous sized rear garden (ready to be landscaped).
Outside taps.

MATCHING DETACHED GARAGE 22'1" x 10'1"

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.

CRAWFORD MULHOLLAND FINANCIAL

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

...WE DO MORTGAGES

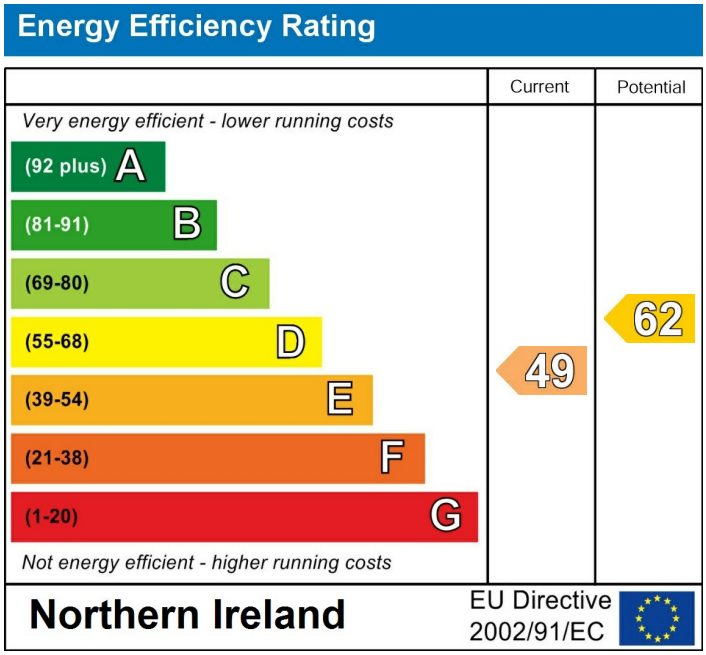
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...WE SELL HOUSES

Three bedroom detached bungalow with matching detached garage, occupying a mature site on the Belfast Road, Ballyclare. The property has planning permission granted for an extension and roof space conversion, which will offer adaptable accommodation of up to six bedrooms. The property currently comprises entrance porch, entrance hall, lounge, kitchen through dining room, utility room, three bedrooms and wet room style shower room. Externally, there is a private driveway, matching detached garage, and generous sized garden area, with rear garden ready for landscaping. Other attributes include PVC double glazing and convenient location.

The property is in need of full refurbishment / re-development and has been priced accordingly. Given the nature of the sale, the property is suitable to cash buyers only. 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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PRS Property Redress Scheme

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Belfast Telegraph PROPERTY AWARDS 2019 in partnership with

Shortlisted The Negotiator Awards 2018

Shortlisted The Negotiator Awards 2019

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