COLIN GRAHAM RESIDENTIAL

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46 Ballycorr Road, Ballyclare, BT39 9DD

- Mid Terrace
- Lounge; Open Fire
- Bathroom With Three Piece Suite
- Gardens Front And Rear
- Convenient Location
- Two Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; Part Double Glazing
- Enclosed Rear Yard; Space For Off Street Parking
- Ideal First Time Buy / Buy To Let Investment

Offers Over £69,950

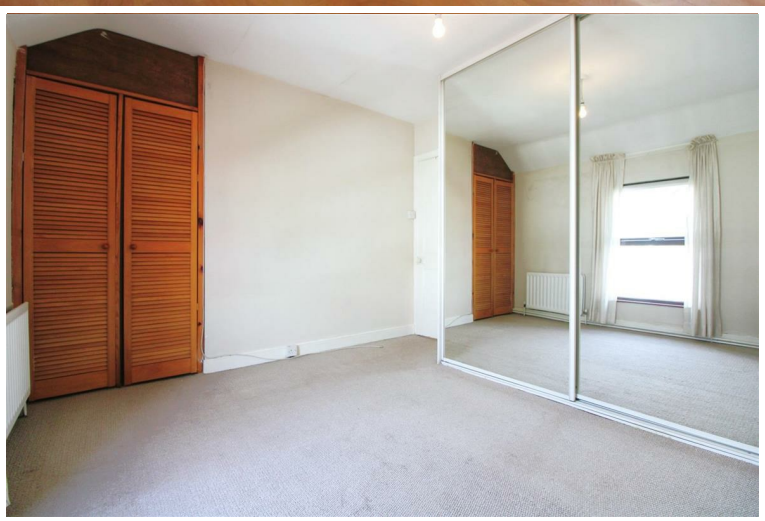
EPC Rating F





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Glass panelled, hardwood front door. Timber flooring. Stairwell to first floor.

LOUNGE 10'10" x 10'9"

Open fire in brick fireplace with tiled hearth.

KITCHEN THROUGH DINING ROOM 13'8" x 7'10"

Fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel sink unit with draining bay. Cooker point with extractor hood over. Splash back tiling to walls. Access to under stairs storage area. Glass panelled door to enclosed rear yard. Open arch leading to:



REAR HALL

BATHROOM

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Timber panelling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 10'11" x 10'10"

Fitted wardrobes in mirrored, panelled, sliding doors. Double doors leading to hot press.

BEDROOM 2 13'10" x 7'11" (wps)

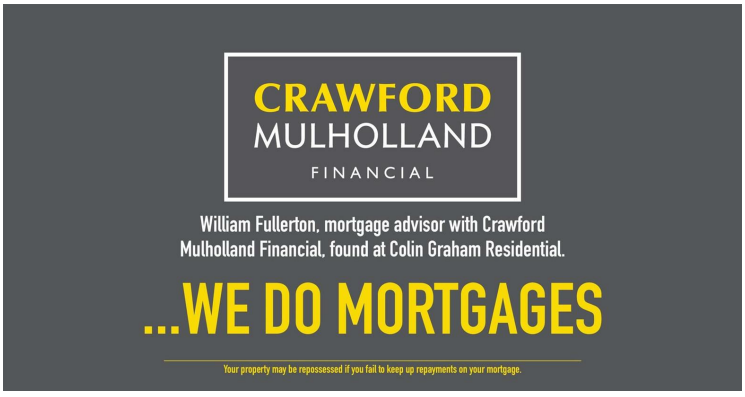


EXTERNAL

Front garden finished in lawn and range of shrubs.
Fully enclosed rear yard with perspex roof, power, light and water.
Fully enclosed garden to rear finished mainly in lawn with ample space to create a private driveway area.

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.



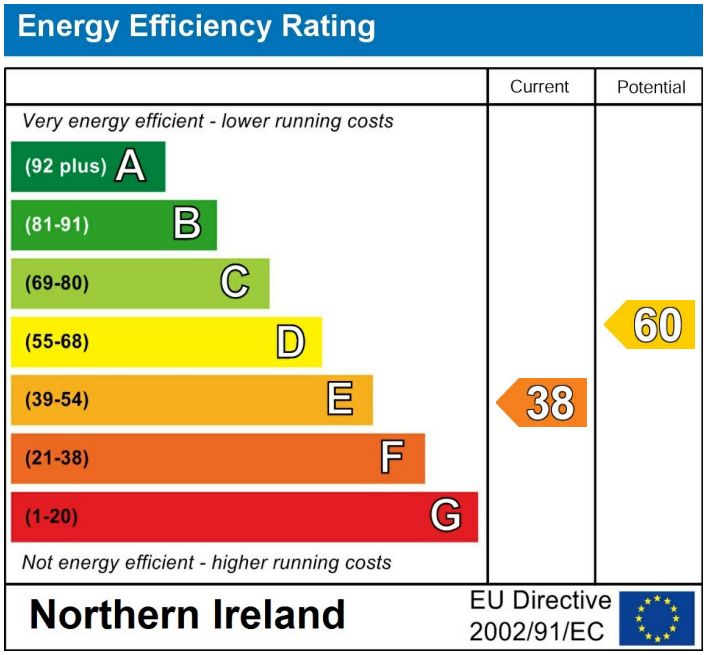
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...WE SELL HOUSES





Well presented, two bedroom, mid terrace property with fully enclosed rear yard with perspex roof and fully enclosed garden to rear finished mainly in lawn with ample space to create a private driveway area, conveniently located within walking distance to the shops and amenities of Ballyclare town. The property comprises entrance hall, lounge with open fire, kitchen through dining room, bathroom with three piece suite, and two well proportioned first floor bedrooms. Externally the property enjoys front garden finished in lawn and range of shrubs, fully enclosed rear yard with perspex roof, and fully enclosed garden to rear finished mainly in lawn with ample space to create a private driveway area. Other attributes include oil fired central heating and part double glazing. Ideal first time buy / 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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