COLIN GRAHAM RESIDENTIAL

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12 Dickeystown, Ballyclare, BT39 9SN

- Semi Detached Home
- Lounge; Open Fire
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Two Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; White Four Piece Suite
- Private Driveway
- Village Setting; Rural Views Front & Rear

Offers Over £144,950

EPC Rating F

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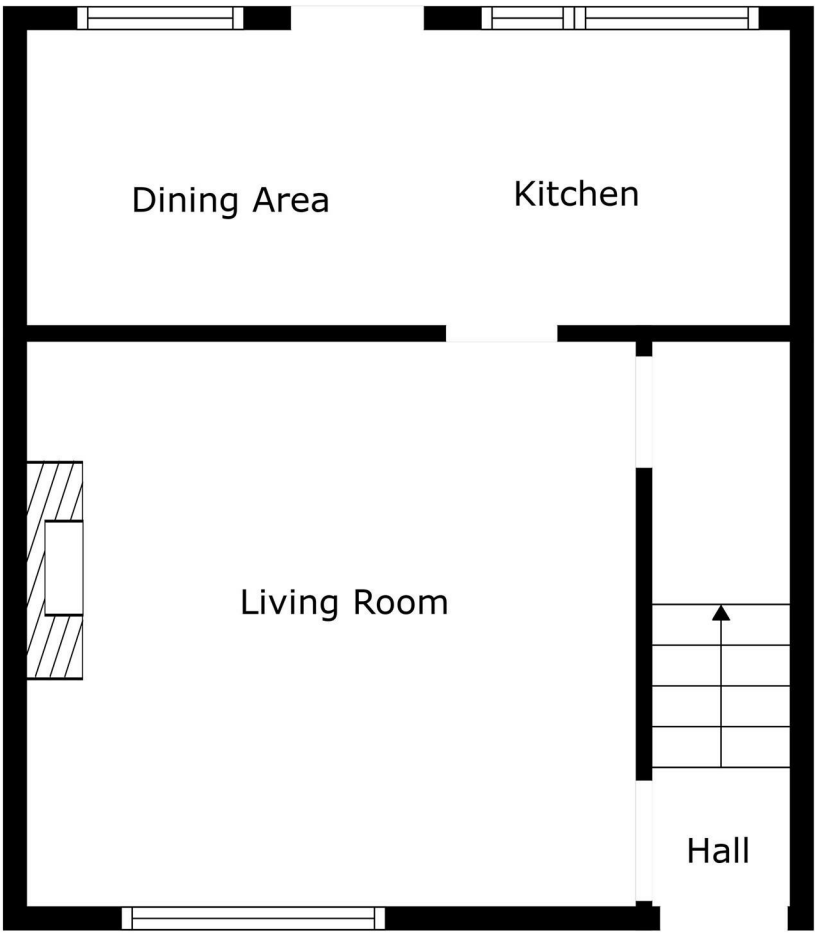

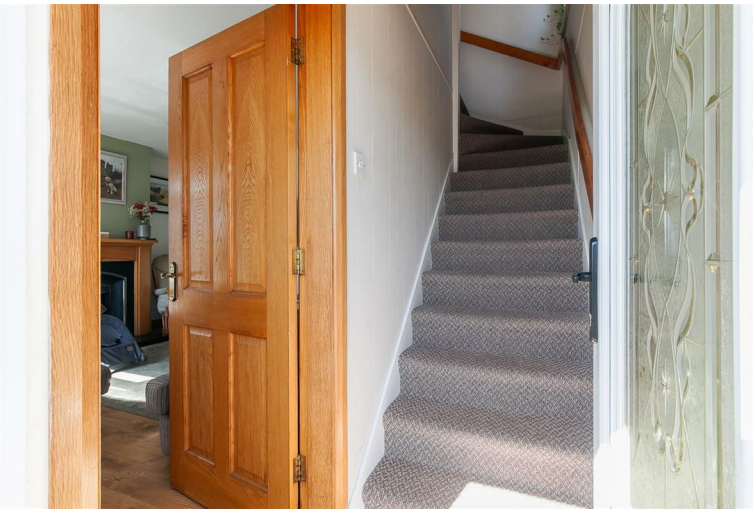

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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Wood laminate floor covering. Stairwell to first floor. Timber panelling to walls.

LOUNGE 13'8" x 12'4"

Open fire in cast iron fireplace with granite hearth and timber surround. Elevated rural views. Wood laminate floor covering. Access to under stairs store.

KITCHEN WITH INFORMAL DINING AREA 17'1" x 6'6"

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, ceramic hob with extractor hood over. Integrated oven. Plumbed and space for washing machine. Space for under counter fridge. Panelling and upstands to walls. Tiled floor. Fitted breakfast bar unit. PVC double glazed door leading to rear garden. Rural view to rear.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'8" x 9'3"

Elevated rural views. Built in wardrobe.

BEDROOM 2 9'10" x 6'8"

Rural view to rear.

FULLY TILED BATHROOM

White, four piece suite comprising panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Electric shower. Access to shelved hot press.

EXTERNAL

Front garden finished in lawn, shrubs and tree.
Private driveway finished in tarmac.
Entrance canopy.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio and tarmac service area.
Open aspect to rear.
Outside tap.
External lighting.
Oil fired central heating boiler.
PVC oil storage tank.

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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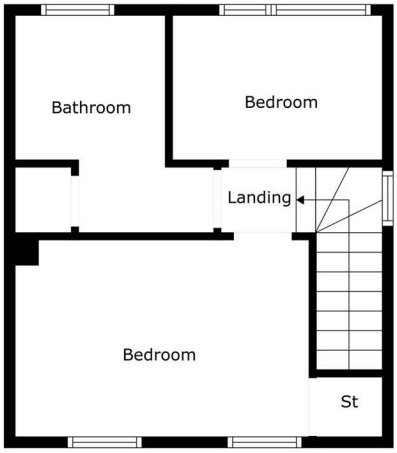


Floorplan Is For Illustrative Purposes Only And Is Not To Scale

Immaculately presented, two bedroom, semi detached home, enjoying elevated rural views, situated within Ballyeaston Village, Ballyclare.

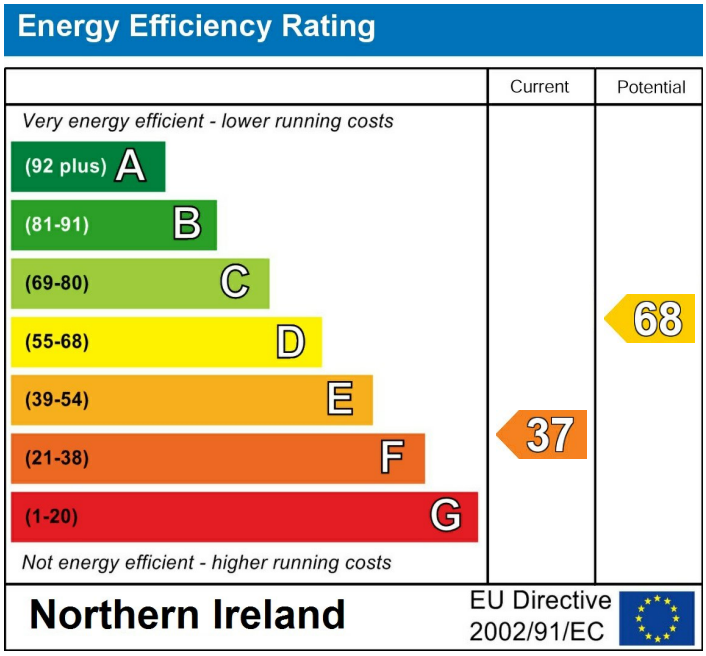
The property comprises entrance hall, lounge with open fire, kitchen with informal dining area, modern fitted kitchen, two well-proportioned bedrooms, and fully tiled bathroom, with white four piece suite.

Externally, there is a private driveway, finished in tarmac, and gardens front and rear, finished in lawn, paved patio area, and tarmac service area.

Other attributes include oil heating, PVC double glazing and village setting.

Ideal first time buy/buy to let investment alike.

Early viewing highly 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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