



20 Avondale Drive, Ballyclare, BT39 9EA

- Extended Mid Terrace Property
- Lounge Through Dining Room
- Bathroom; White Four Piece Suite
- Enclosed Rear Yard
- Convenient Location
- Two Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Rear Garden
- Ideal First Time Buy / Buy To Let

Offers Over £119,950

EPC Rating



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

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

#### LOUNGE THROUGH DINING ROOM 20'4" x 11'4"

View towards Sixmile Park. Wood laminate floor covering. Glass panelled door leading to:



## **KITCHEN 12'6" x 9'8"**

Modern fitted kitchen with range of high and low level storage units with wood block effect melamine worktop. Stainless steel sink unit with draining bay. Cooker point with stainless steel extractor hood over. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Tiled floor. Access to under stairs store. PVC double glazed door leading to rear yard and garden.

## **FIRST FLOOR**

### **LANDING**

Double doors accessing shelved hot press. Positive air ventilation system. Access to roof space.

### **BEDROOM 1 14'5" x 10'2" (wps)**

View towards Sixmile Park. Built in wardrobe/store.

### **BEDROOM 2 12'4" x 9'8"**

Wood laminate floor covering.

### **BATHROOM**

White, four piece suite comprising panelled bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splashback tiling to walls. Tiled floor.

### **EXTERNAL**

Fully enclosed, low maintenance rear yard finished in concrete.

Oi fired central heating boiler.

External lighting.

Outside tap.

Rear garden finished in lawn and tree bark.

PVC oil storage tank.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





**Well presented, extended, two bedroom mid terrace property, conveniently positioned on Avondale Drive, Ballyclare.**

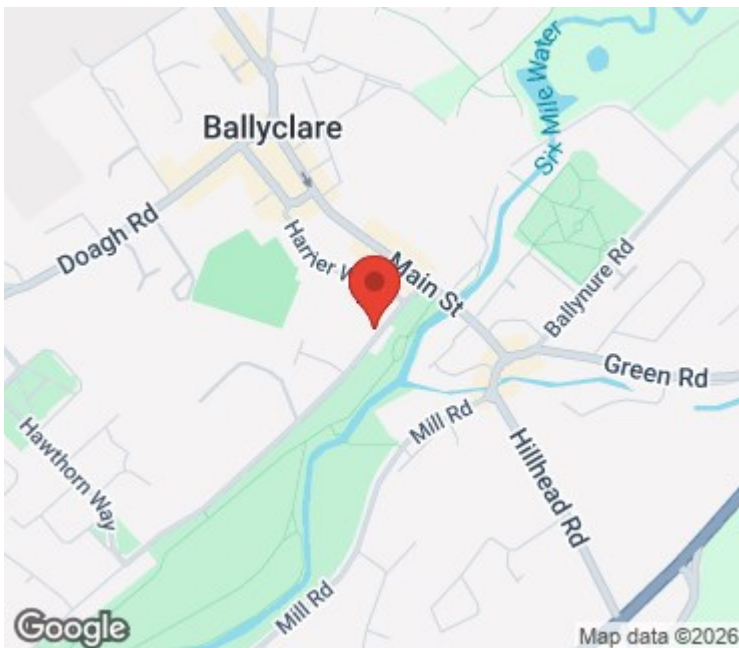
**The property comprises entrance hall, lounge through dining room, separate modern fitted kitchen, two well-proportioned bedrooms, and bathroom, with white, four piece suite.**

**Externally, the property enjoys fully enclosed rear yard, leading to private garden, finished mainly in grass.**

**Other attributes include oil heating and PVC double glazed windows.**

**Ideal first time buy / buy to let investment alike.**

**Early interest highly recommended.**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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