COLIN GRAHAM RESIDENTIAL

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23 Beechview, Ballyclare, BT39 9XT

- Detached Chalet Bungalow
- Lounge; Tiled Fireplace
- Fully Tiled Bathroom With Three Piece Suite
- Utility Room
- Matching Detached Garage
- Four Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Fired Central Heating
- Private Driveway
- Front And Side Gardens

Offers Over £174,950

EPC Rating F





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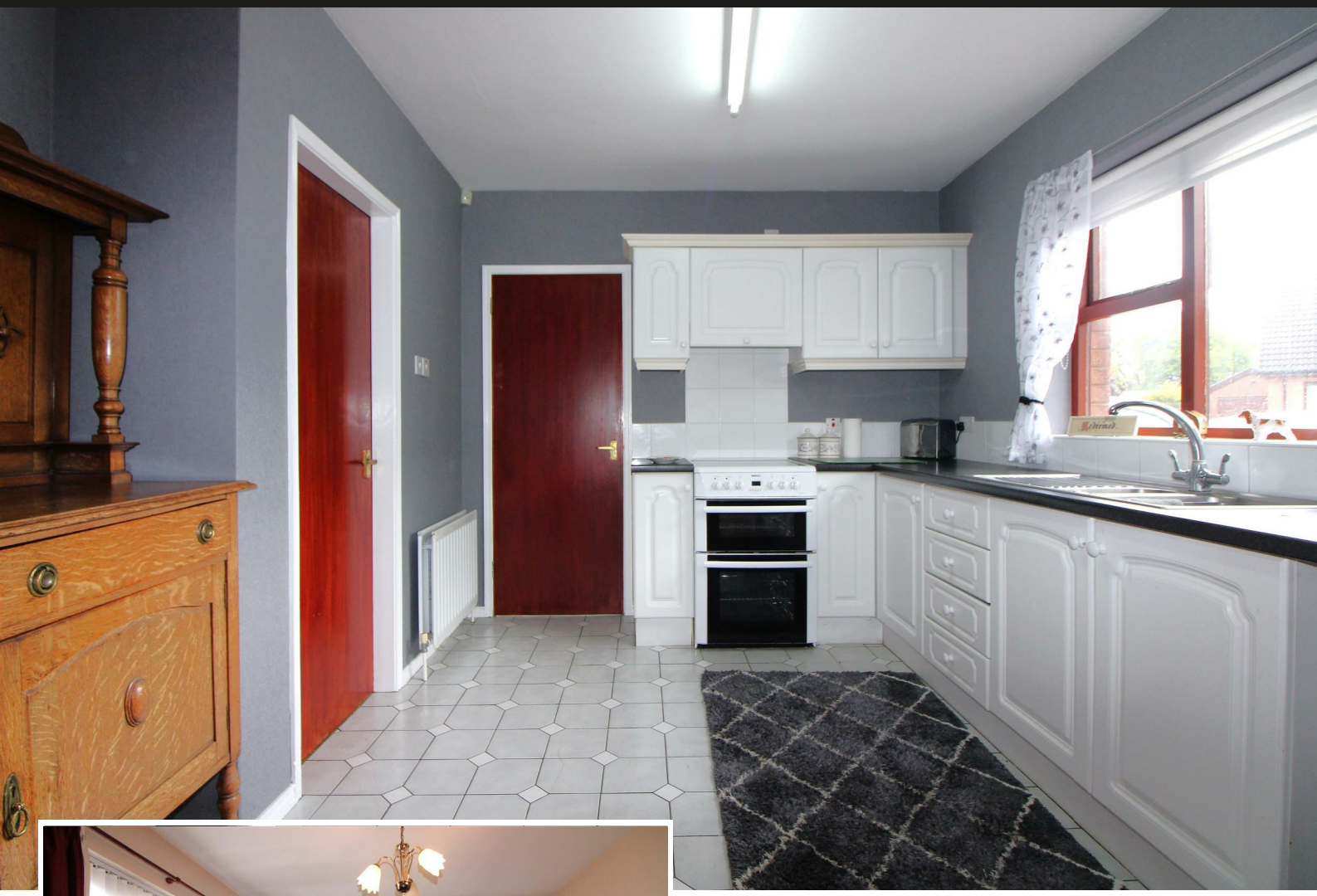



PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood glass panelled front door with matching side screens. Stairwell to first floor. Access to under stairs store. Access to hot press.

LOUNGE 18'10" x 11'7"

Tiled fireplace with timber surround. Picture window to front elevation.

KITCHEN WITH INFORMAL DINING AREA 11'8" x 10'7" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for under counter appliances. Splash back tiling to walls. Tiled floor.







UTILITY ROOM 9'1" x 4'9"

Fitted low level storage units and work surface area to match kitchen. Stainless steel sink unit wit draining bay. Plumbed for automatic washing machine. Splash back tiling to walls. Tiled floor. Oil fired central heating boiler. Glass panelled door to driveway.

BEDROOM 3 10'7" x 8'8"

BEDROOM 4 10'9" x 9'9"

FULLY TILED BATHROOM

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

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 19'8" x 11'7"

Access to under eaves storage.

BEDROOM 2 13'3" x 8'7"

SHOWER ROOM

Three piece suite comprising tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splash back tiling to sink.

EXTERNAL

Front and side gardens finished in lawn and range of plants, trees and shrubbery.
Tiled entrance porch.
External lighting.
Private driveway finished in asphalt.
PVC oil storage tank.
Outside tap.

MATCHING DETACHED GARAGE 16'4" x 10'11"

Electric operated roller shutter door. Separate service door to side. Power and light.

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.

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COLIN GRAHAM RESIDENTIAL

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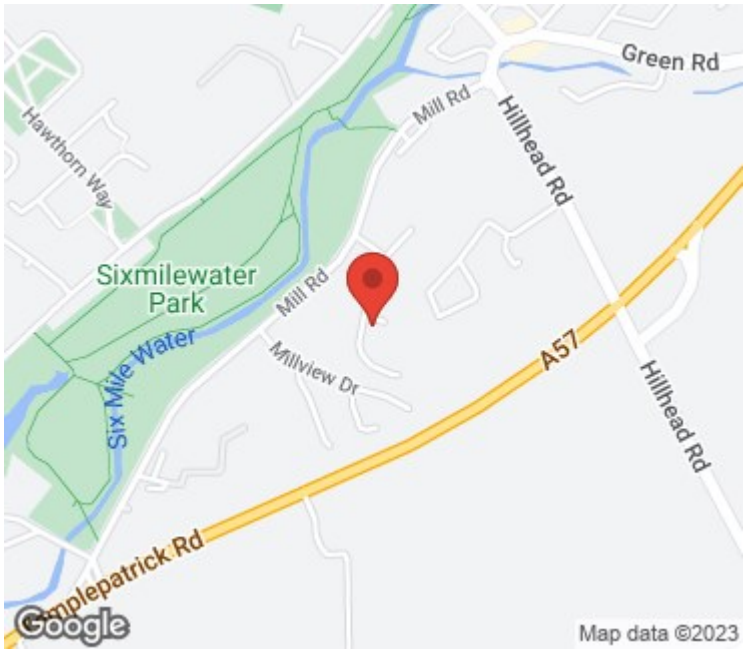
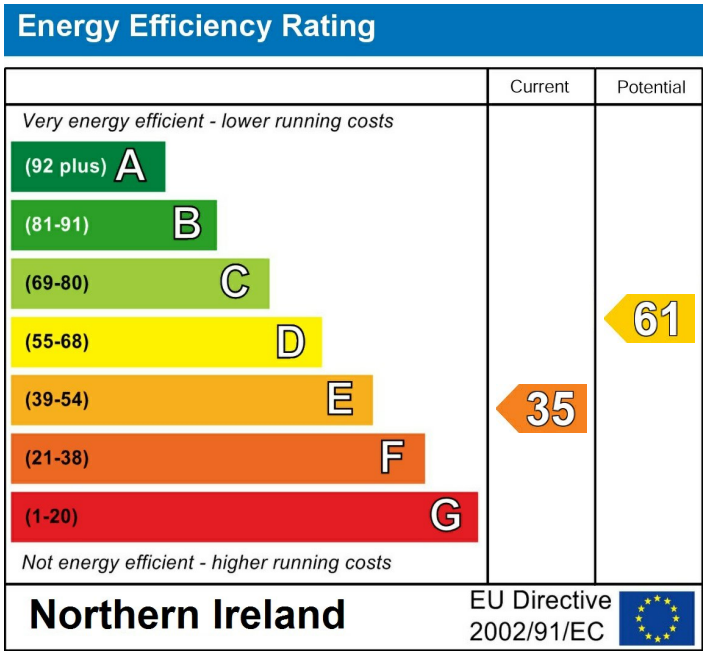
Well presented, four bedroom, detached chalet bungalow with matching detached garage, located within the popular Beechview development, Mill Road, Ballyclare. The property comprises entrance hall, lounge with tiled fireplace, modern fitted kitchen with informal dining area, utility room, two well proportioned bedrooms, and fully tiled bathroom with white three piece suite found on the ground floor, with a further two well proportioned bedrooms, and shower room with white three piece suite found on first floor level. Externally the property enjoys private driveway finished in asphalt, matching detached garage, and front and side gardens finished in lawn and range of plants, trees and shrubbery. Other attributes include oil fired central heating and convenient location. 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 The Negotiator Awards 2018

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