COLIN GRAHAM RESIDENTIAL

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# 7 Huntingdale Court, Ballyclare, BT39 9FD

- Semi Detached Home
- Lounge; Separate Dining Room
- Bathroom With Four Piece Suite
- Generous Sized Private Driveway
- Detached Garage; Separate Garden Room
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front And Rear
- Immaculately Presented; Convenient Location

Offers Over £179,950

EPC Rating D

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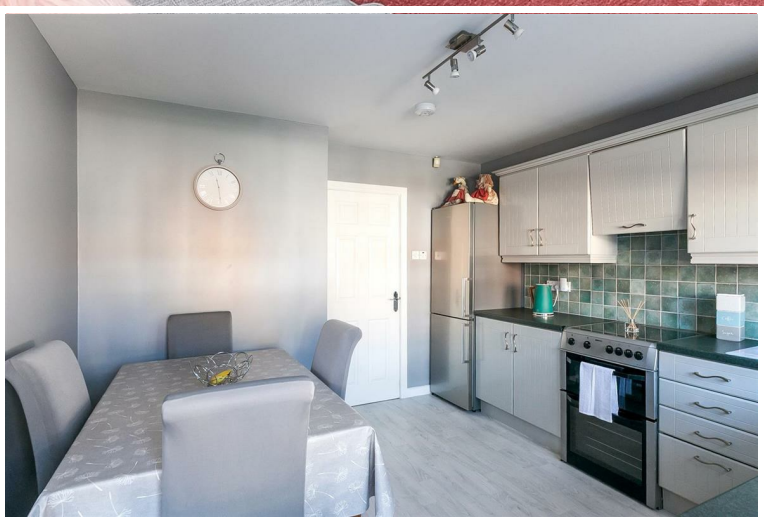


## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Dual tone, PVC double glazed front door with matching double glazed side screens. Stairwell leading to first floor. Tiled floor. Access to under stairs store.

### LOUNGE 13'11" x 11'8"

Wood laminate floor covering. Picture window to front elevation.

### KITCHEN 11'8" x 11'3"

Modern fitted kitchen with range of high and low level storage units and contrasting melamine work surface. Stainless steel 1.25 bowl sink unit with draining bay. Cooker point with retractable extractor hood over. Space for fridge freezer. Plumbed for dishwasher. Splashback tiling to walls. Wood laminate floor covering. PVC double glazed rear door. Open arch into:

## DINING ROOM 10'5" x 8'10"

Wood laminate floor covering. Aluminium framed, double glazed, sliding patio door with matching double glazed side screen leading to rear garden.

## FIRST FLOOR

## LANDING

Access to roof space and shelved hot press.

## BEDROOM 1 11'7" x 9'10"

Picture window to front elevation.

## BEDROOM 2 11'5" x 10'4" (wps)

Picture window to rear elevation.

## BEDROOM 3 8'4" x 6'10"

## DELUXE FAMILY BATHROOM

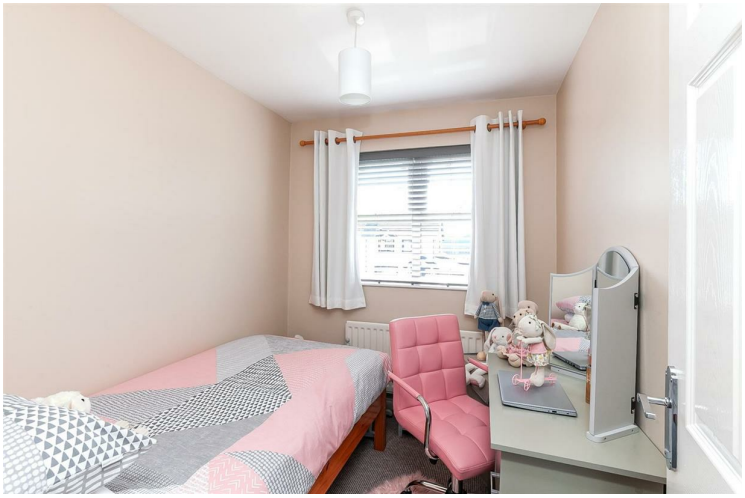
Contemporary, white, four piece suite comprising panelled bath with mixer tap, separate quadrant shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Fully tiled walls. Wood strip effect lino floor covering. Chrome towel radiator. Recessed spotlights.

## EXTERNAL

Front garden finished mainly in neat lawn.
Generous sized private driveway finished in stone.
Fully enclosed rear garden finished in artificial grass, paved patio area and timber decking.
Service area to rear of garage with PVC oil storage tank.
External lighting.
Outside tap.

## GARDEN ROOM 19'4" x 9'5"

PVC double glazed French patio doors and separate PVC double glazed sliding patio door with matching side screen. Wood strip effect lino floor covering. Power and radiator.



## MATCHING DETACHED GARAGE 18'2" x 10'6"

Roller shutter door, separate service door to rear garden, light, power, plumbed for automatic washing machine, space for tumble dryer and oil fired central heating boiler.

## 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.

[redacted]

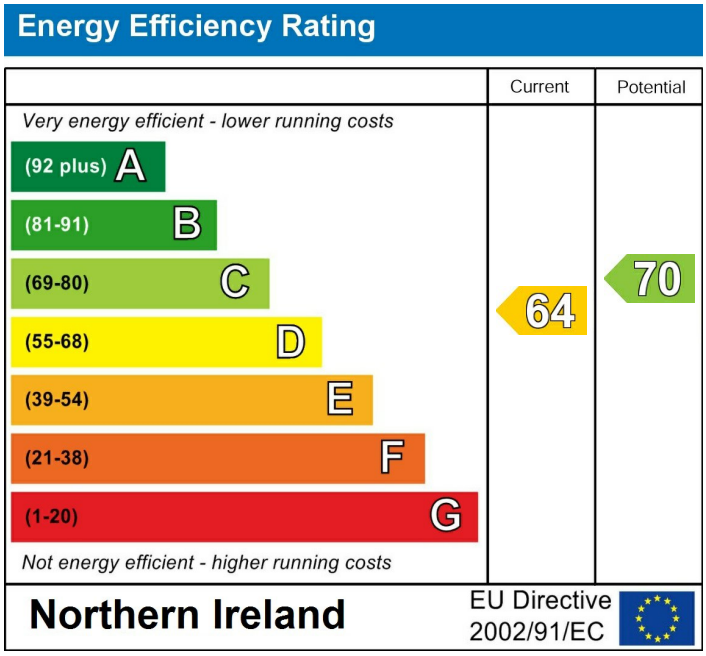
***Immaculately presented, three bedroom, two reception, semi detached home with matching detached garage and separate garden room, occupying a prime site within the popular Huntingdale development, Doagh Road, Ballyclare.***

***The property comprises entrance hall, lounge, modern fitted kitchen, open arch into separate dining room, three well proportioned first floor bedrooms, and deluxe bathroom with four piece suite.***

***Externally, the property enjoys generous sized private driveway finished in stone, matching detached garage, front garden finished in neat lawn, fully enclosed rear garden finished in artificial grass, paved patio area and timber decking, and garden room set to rear with power and radiator.***

***Other attributes include oil fired central heating and PVC double glazing.***

***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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