



**13 Margaret Avenue, Ballyclare, BT39 9HW**

- End Terrace Property
- Lounge
- Bathroom; Contemporary White Suite
- Enclosed Gardens Front and Rear
- Immaculate Throughout
- Three Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Convenient Location
- Ideal First Time Buy/Buy To Let Investment

**Offers Over £119,950**

**EPC Rating C**



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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side panel. Tiled floor. Stairwell to first floor. White panelled internal doors.

#### LOUNGE 12'0" x 10'9"

Tiled floor.



## **KITCHEN WITH INFORMAL DINING AREA 17'1" x 8'7"**

Modern fitted kitchen with range of high and low level storage units in solid oak door and contrasting granite effect melamine work surface. Stainless steel sink unit. Integrated ceramic hob with stainless steel extractor hood over. Integrated oven. Space for fridge freezer. Fitted table and seating (with storage below). Splash back tiling to walls. Tiled floor. Access to store with gas fired central heating boiler. Plumbed for automatic washing machine. PVC double glazed back door.

## **FIRST FLOOR**

### **LANDING**

With access to roof space.

### **BEDROOM 1 12'0" x 9'3"**

### **BEDROOM 2 10'11" x 8'7"**

### **BEDROOM 3 8'11" x 7'8"**

Built in wardrobe / store.

### **DELUXE BATHROOM**

White three piece suite comprising panelled bath with shower and glass shower screen over, pedestal wash hand basin and WC. Thermostat controlled mains shower (pressurised system). Part panelling to walls.

### **EXTERNAL**

Enclosed front garden in lawn.

Fully enclosed rear garden finished in lawn, paved patio area and slate chippings.

Shed base.

Outside tap.

External lighting.





**Fully modernised, three bedroom, end terrace property located on Margaret Avenue, off Rashee Road, convenient to the shops, amenities and schools of Ballyclare town.**

**The property comprises entrance hall, lounge, kitchen with informal dining area, fitted kitchen, three bedrooms, and bathroom with contemporary, white suite.**

**Externally, the property enjoys fully enclosed gardens front and rear.**

**Other attributes include gas heating and PVC double glazing.**

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

**Early viewing highly recommended to avoid disappointment.**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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