

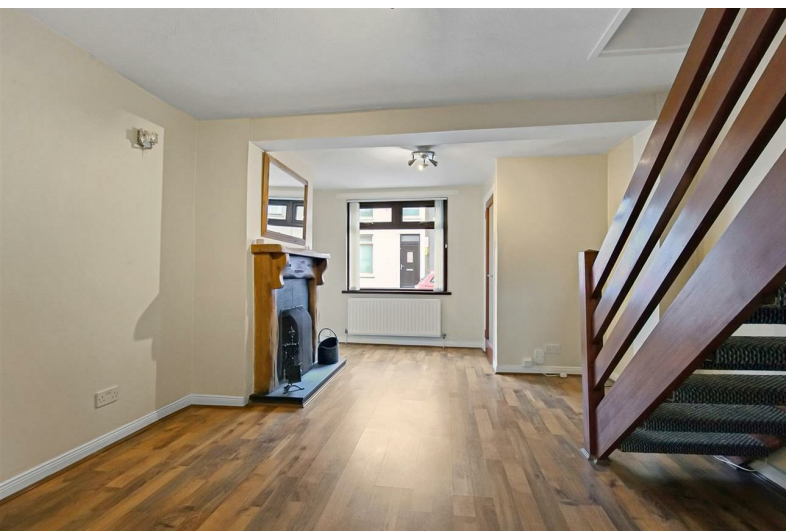


14 Ballycorr Road, Ballyclare, BT39 9DD

- Extended Mid Terrace Property
- Lounge
- Bathroom; Three Piece Suite
- PVC Double Glazing
- Convenient Location
- Two Double Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Paved Rear Garden/Yard
- Ideal First Time Buy/Buy To Let

Offers Over £99,950

EPC Rating D





14 Ballycorr Road, Ballyclare, BT39 9DD



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door. Tiled floor. Glass panelled door leading to:

#### LOUNGE 18'6" x 12'0" (wps)

Wood laminate floor covering. Open fire in slate fireplace with matching hearth and timber surround. Stairwell to first floor. Glass panelled door leading to:



## **KITCHEN WITH INFORMAL DINING AREA 12'11" x 10'11"**

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine worktop. Stainless steel sink unit with draining bay. Integrated hob with stainless steel splashback and extractor hood over. Integrated oven. Plumbed and space for washing machine. Built in wine rack. Built in store. PVC double glazed door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press and roof space.

### **BEDROOM 1 13'2" x 10'10" (wps)**

Built in wardrobe. Wood laminate floor covering.

### **BEDROOM 2 12'0" x 7'9" plus wardrobe space**

Built in wardrobe. Wood laminate floor covering.

### **FULLY TILED BATHROOM**

Three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower over bath.

### **EXTERNAL**

Low maintenance, paved, rear garden/yard.

External lighting.

Oil fired central heating boiler.

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.







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**Well presented, extended, two bedroom, mid terrace property, situated on Ballycorr Road, within walking distance to the shops and amenities of Ballyclare town.**

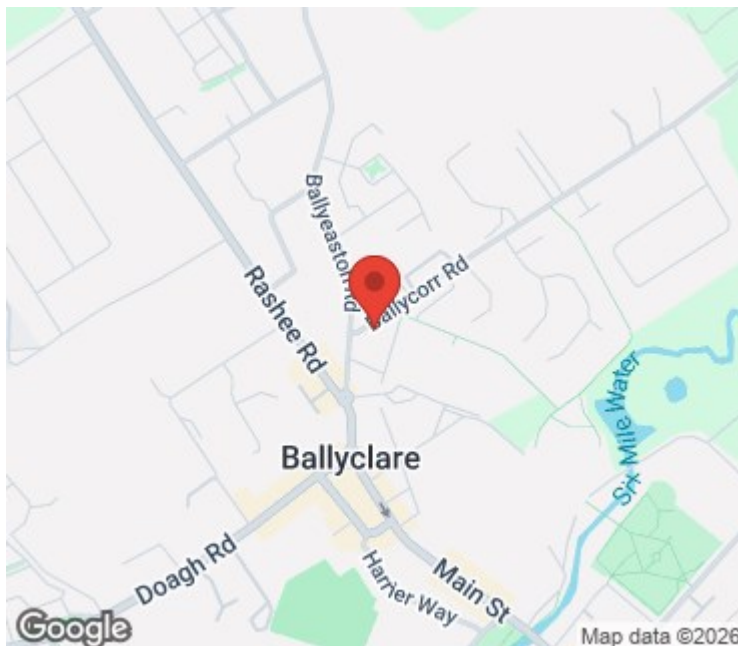
**The property comprises entrance hall, lounge, kitchen with informal dining area, two double bedrooms, and fully tiled bathroom with three piece suite.**

**Externally, the property enjoys low maintenance, paved rear garden/yard.**

**Other attributes include oil heating, PVC double glazing, and convenient location.**

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

**Early interest recommended.**



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>82</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>55</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<br>2002/91/EC |           |

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