COLIN GRAHAM RESIDENTIAL

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91 Ballyeaston Road, Ballyclare, BT39 9SG

- Semi Detached Home
- Kitchen With Informal Dining Area
- Oil Heating
- Private Driveway
- Side and Rear Gardens
- Three Bedroom; Two+ Rececption
- Fully Tiled Shower Room
- PVC Double Glazing
- Utility Store
- Convenient Location

Offers Over £159,950

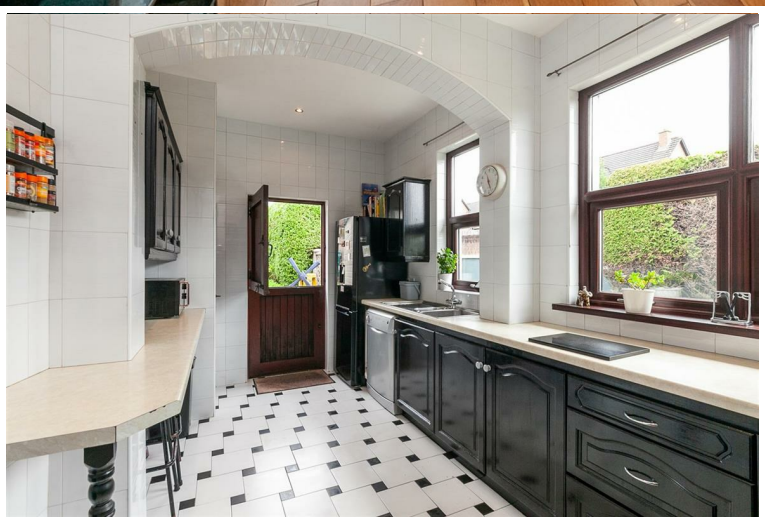
EPC Rating E





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

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

ENTRANCE HALL

Timber flooring. Open arch to:

REAR HALL

Stairwell to first floor. Access to under stairs store.

LOUNGE THROUGH DINING ROOM 16'11" x 9'9" (wps)

Dual aspect windows. Timber flooring.







FAMILY ROOM 15'1" x 9'8"

Dual aspect windows. Open fire in cast iron fireplace with granite hearth and timber surround. Timber flooring.

KITCHEN WITH INFORMAL DINING AREA 14'8" x 8'3" (wps)

Fitted kitchen with range if high and low level storage units with contrasting, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Cooker point with extractor hood over. Space for fridge freezer. Plumbed and space for dishwasher. Fitted breakfast bar unit. Fully tiled walls. Tiled floor. Access to hot press. Timber, stable style door to rear garden.

BEDROOM 3 11'1" x 9'9"

Timber flooring.

FULLY TILED SHOWER ROOM

White, three piece suite comprising oversized shower enclosure, pedestal wash hand basin and WC. Towel radiator.

FIRST FLOOR

LANDING

BEDROOM 1 12'2" x 11'5" (plus recess)

Access to under eaves storage.

BEDROOM 2 14'0" x 12'1" (wps) (plus recess)

Access to under eaves storage.

EXTERNAL

Double gates leading to private driveway finished in tarmac and concrete.
External lighting.
PVC soffits, fascia and rainwater goods.
Side garden finished mainly in lawn.
Outside tap.
Rear garden finished in lawn, paved patio area, timber decking, composite decking, and range of plants and shrubs.
PVC oil storage tank.

UTILITY STORE 17'5" x 5'8"

Power, light, oil fired central heating boiler and plumbed for automatic washing machine.

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.



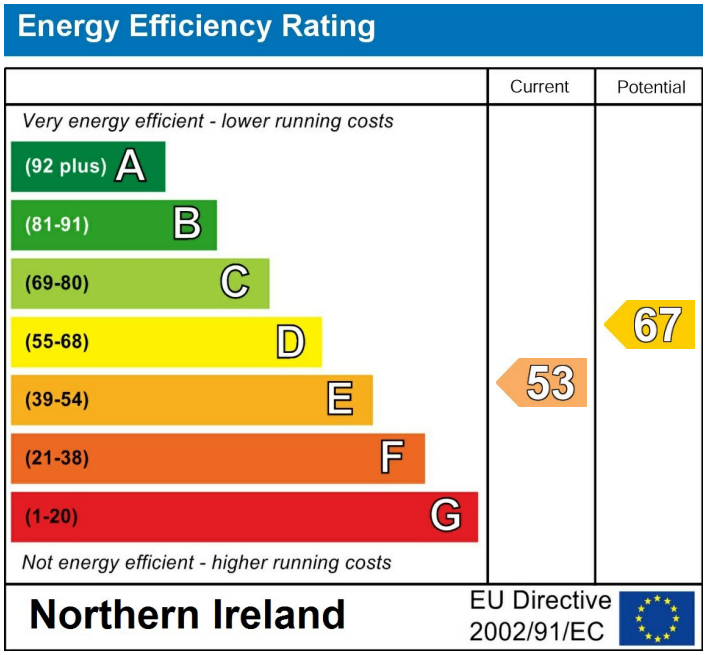
Well presented, three bedroom/two+ reception, semi detached home, situated on Ballyeaston Road, Ballyclare.

The property comprises entrance porch, entrance hall, lounge through dining room, separate family room, kitchen with informal dining area, three well-proportioned bedrooms, and fully tiled shower room, with white three piece suite.

Externally, the property enjoys private driveway, utility store, and side and rear gardens, finished in lawn, paved patio area, timber decking, composite decking, and range of plants and shrubs.

Other attributes include oil heating and PVC double glazing.





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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