



**Application Form Required Before Viewing-  
Please visit- [harryclarke.co.uk/tenancy-application](http://harryclarke.co.uk/tenancy-application)**

**70 Toome Road, Ballymena, BT42 2BU**

**£850 Per month**

Located on the Toome road, this spacious three bedroom, semi-detached house offers modern living accommodation, convenient to Ballymena Town Centre and its arterial commuter routes.

Potential tenants will be asked to complete an application form prior to viewing (there is no charge for this) and will require a guarantor in order to be considered for the property.

Pets/smoking are not permitted at the property and a Guarantor will be required.

You can apply for the property via our website at <https://harryclarke.co.uk/tenancy-application/>



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## Property Features

- Spacious Three Bedroom Semi Detached House
- Two formal reception rooms
- Large dining/living area in an open plan with the kitchen
- Three well proportioned first floor bedrooms
- Family bathroom
- Oil fired heating system
- PVC double glazed windows and doors
- Large garage
- Garden areas to the front and rear
- Off street parking

## Accommodation

(Dimensions and Areas are approximate)

### GROUND FLOOR

**Entrance Porch 8'0" x 3'7" (2.45 x 1.11)**

**Entrance Hall 11'9" x 5'10" (max) (3.6 x 1.8 (max))**

**Cloak Room 6'8" x 2'11" (2.04 x 0.91)**  
Fitted with a W/C and wash hand basin.

**Living Room 13'3" x 11'7" (4.06 x 3.55)**  
Open fire

**Dining/Living Area 22'7" x 9'11" (6.9 x 3.03)**  
Open plan with the kitchen. Inset multi-fuel stove

**Kitchen 10'4" x 8'2" (3.16 x 2.51)**  
Fitted with a range of eye and low level units, laminate work surfaces and stile splash back areas. Integrated fridge/freezer, oven and hob. Washing machine. Tiled floor. PVC Back door.

### FIRST FLOOR

**Landing 7'5" x 5'11" (2.28 x 1.82)**  
Built in hot press.

**Bedroom 1 8'4" x 7'6" (2.55 x 2.3)**  
Built in wardrobe.

**Bedroom 2 11'5" x 10'9" (3.5 x 3.28)**  
Fitted wardrobes.

**Bedroom 3 13'10" x 9'11" (4.24 x 3.04)**

**Bathroom 8'10" x 5'6" (2.7 x 1.69)**  
Shower enclosure with electric shower, W/C and wash hand basin. Tiled floor and splashback areas.

### OUTSIDE

Front garden, laid in lawn with a tarmac driveway. Fully enclosed back garden, landscaped for easy maintenance.

**Garage 42'7" x 9'4" (13 x 2.85)**  
Internally partitioned into three sections.



