

# 56 Huntingdale Green, Ballyclare, BT39 9FL



- Semi Detached
- 3 Bedrooms
- Lounge with Multi Fuel Burning Stove
- Open Plan Kitchen/Dining
- Deluxe Bathroom With Four Piece Suite
- Furnished Cloakroom
- Private Driveway
- Gardens Front and Rear
- PVC Double Glazing / Oil Fired Central Heating
- Perfect First Time Buy



**PRICE Offers Over £154,950**

*Positioned within the popular Huntingdale development, Doagh Road, Ballyclare. This well presented semi detached property comprises entrance hall, lounge with cast iron multi fuel burning stove, kitchen through dining room with modern fitted kitchen, three well proportioned bedrooms and a deluxe bathroom with white four piece suite. Externally the property enjoys a private driveway area finished in pink stone, front garden finished in lawn and a generous sized rear garden finished in lawn and paved patio area. Other attributes include oil fired central heating and PVC double glazed windows. An early viewing highly recommended to avoid disappointment.*

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Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

**Glengormley**  
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Glengormley  
BT36 5EU  
Tel: (028) 9083 0803



## ACCOMODATION

### GROUND FLOOR

Hardwood front door into:-

#### ENTRANCE HALL

Laminate flooring extending through to lounge and furnished cloakroom. Stairwell to first floor.

#### LOUNGE 13'9" x 11'10"

Cast iron multi fuel burning stove on slate hearth. Twin windows to front elevation.



#### FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin with mixer tap and push button W.C.

#### KITCHEN/DINING ROOM 20'8" x 9'9"

Equipped with a range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel double drainer sink unit with mixer tap. Space for freestanding cooker with stainless steel extractor canopy over. Space for fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Splash back tiling to walls. Tiled floor. PVC double glazed sliding patio doors to rear garden.



### FIRST FLOOR

#### LANDING

Access to roof space and shelved hot press.

#### BEDROOM 1 11'9" x 10'0"

#### BEDROOM 2 11'4" x 9'10"





### **BEDROOM 3 8'5" x 6'10"**

Built in wardrobe/store.

### **DELUXE BATHROOM**

White four piece suite comprising panelled bath, separate fully tiled quadrant shower enclosure, pedestal wash hand basin and W.C. Splash back tiling to walls. Tiled floor.



### **OUTSIDE**

Private driveway finished in stone.

Front garden finished in lawn.

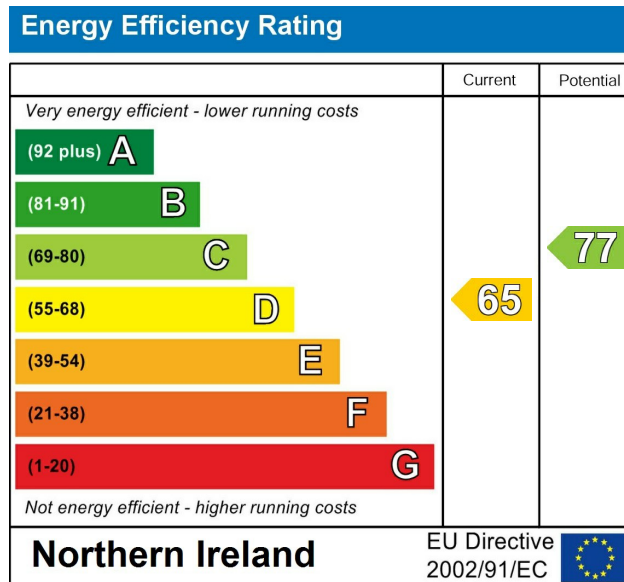
External lighting.

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

Outside tap.

Oil fired central heating boiler (housed). PVC oil storage tank.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**



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