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8 Victoria Road, Ballyclare, BT39 9JE

- **Modern Semi Detached**
- **4 Bedrooms**
- **2+ Receptions**
- **Superb Sun Lounge Extension**
- **Open Plan Modern Gloss Kitchen/ Dining**
- **Select Modern Development**
- **Deluxe Four Piece Family Bathroom**
- **Modern En Suite/ Furnished Cloakroom**
- **PVC Double Glazing/ Gas Central Heating**
- **Driveway To Side**

PRICE Offers Over £225,000

Positioned within a popular modern development, this spacious 4 bedroom semi detached boasts an open plan modern kitchen with living/ dining aspect and superb sun lounge extension, a deluxe four piece family bathroom and modern en suite. A perfect home for first time buyers searching for a modern home with a high internal specification at a realistic price. An early viewing is advised.

ACCOMMODATION

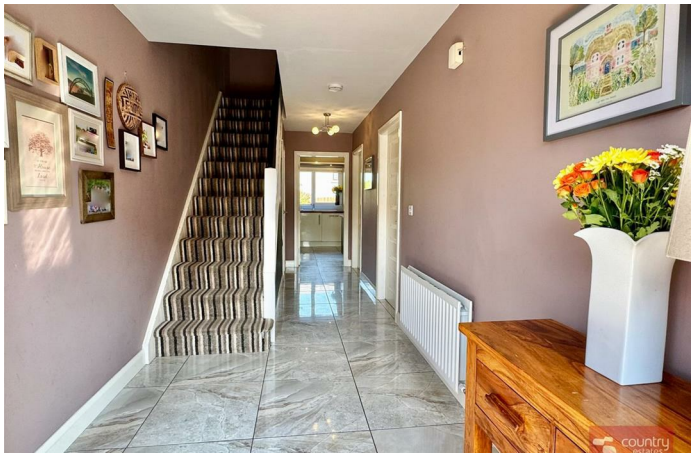
GROUND FLOOR

Front door into:-

WELL PRESENTED ENTRANCE HALL
Tiled floor extending into cloakroom and kitchen/ dining. Understairs storage cupboard.

FURNISHED CLOAKROOM
Comprising button flush w.c and semi pedestal wash hand basin with tiled accent panel.

LOUNGE 15'3" x 11'8"
Feature imitation fireplace. Walnut effect laminate flooring.



OPEN PLAN KITCHEN WITH LIVING/ DINING ASPECT 18'9" x 10'3"
Equipped with a comprehensive range of high and low level modern fitted units in gloss finish with contrasting wood effect worksurfaces and tiled upstands. Ceramic single drainer stainless steel sink unit with monobloc tap. Integrated appliances including oven with 4 ring gas hob and overhead extractor fan housed in stainless steel canopy, dishwasher and fridge freezer. Open plan into:-

SUN LOUNGE 9'8" x 9'3"
Twin PVC double glazed doors to garden. Dual window aspect.

UTILITY ROOM 7'9" x 6;'3"
Fitted with a range of matching gloss units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine. External door to driveway.

FIRST FLOOR

BEDROOM 1 11'8" x 11'2"

MODERN EN SUITE
Comprising button flush w.c, semi pedestal wash hand basin with monobloc tap and tiled accent panel. Fully tiled shower enclosure.

BEDROOM 2 10'7" x 10'1"

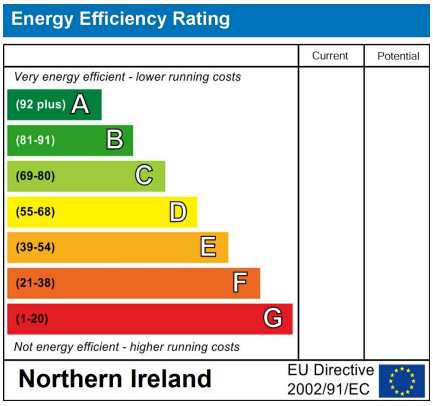
BEDROOM 3 10'7" x 8'6"

BEDROOM 4 10'4" x 6'8"
At max.

DELUXE FOUR PIECE FAMILY BATHROOM
Comprising panelled bath, semi pedestal wash hand basin with monobloc tap and fully tiled shower enclosure. Half tiled walls.

OUTSIDE

Neat enclosed garden to front.
Driveway to side with ample parking.
Superb private hard landscaped garden to rear screened by perimeter fence.
Finished in artificial grass.



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

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

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