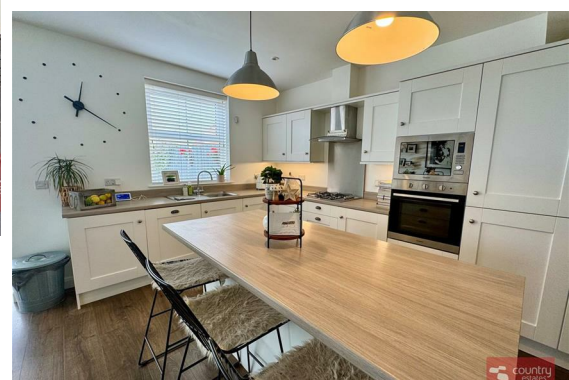


26 Readers Crescent, Ballyclare, BT39 9BD



- Modern Semi Detached
- 4 Bedrooms
- 2+ Receptions
- Open Plan Kitchen/ Living/ Dining Layout
- Luxury Shaker Kitchen With Centre Island
- Prime Site With Aspect Over Green
- Popular Established Development
- Beautifully Presented Throughout
- Modern Utility Room/ Furnished Cloakroom
- PVC Double Glazing / Gas Central Heating

PRICE Offers Over £255,000

Positioned on a prime site enjoying an unspoilt open aspect. This spacious four bedroom semi detached enjoys a contemporary open plan living layout extending to circa 1360 sqft boasting a luxury shaker style fitted kitchen with a host of integrated appliances and fixed centre Island, modern matching utility room, deluxe four piece family bathroom and sun lounge extension. Homes within this established development are in high demand so an early viewing is advised.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

Front door into:-

WELL PRESENTED SPACIOUS ENTRANCE HALL

Quality laminate plank flooring extending into principal rooms. Understairs storage cupboard.

FURNISHED CLOAKROOM

Comprising button flush WC and semi pedestal wash basin with mono block tap. Tiled splashback.

LOUNGE 18'8" x 12'1"

Into bay window. Feature recessed wall mounted woodburning stove. Views over green to front.



OPEN PLAN LUXURY KITCHEN/ LIVING/ DINING 20'4" x 14'5"

Equipped with a comprehensive range of high and low shaker style fitted units with contrasting wood effect work surfaces. A host of integrated appliances including eye level oven, microwave separate four ring gas hob with stainless steel splashback and overhead extractor housed in stainless steel canopy with glass hood, fridge freezer and dishwasher. Single drainer stainless steel sink unit with swan neck mixer tap. Fixed centre island with fitted under units and drawers. Breakfast bar style return for casual dining. Open plan through into sun lounge extension.

SUN LOUNGE 11'9" x 9'2"

Twin PVC double glazed doors to patio and garden.



MODERN UTILITY ROOM 8'2" x 5'6"

Comprising a matching range of high and low level shaker style units single drainer stainless steel sink unit. Plumbed for washing machine. Housing for gas boiler. PVC double glazed external door to driveway.

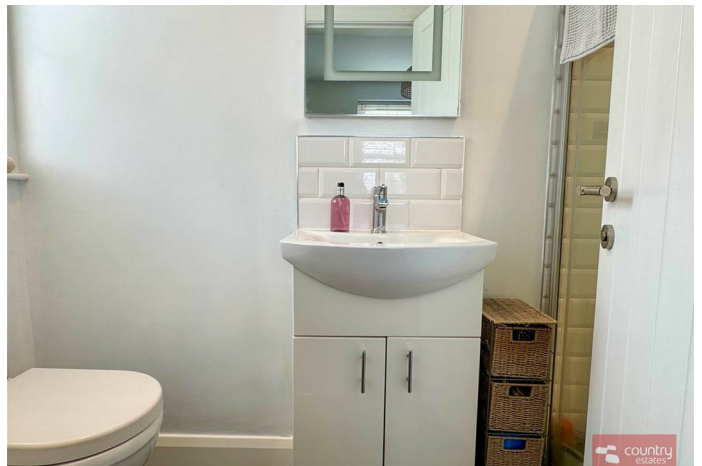
FIRST FLOOR

BEDROOM 1 13'5" x 12'5"

With views over green.

MODERN EN SUITE

Comprising button flush WC, modern vanity unit with monobloc tap and tile splashback. Fully tiled shower enclosure with thermostatically control shower.



BEDROOM 2 11'1" x 8'10"

Presently used as sung. View over green.

BEDROOM 3 10'9" x 8'10"

BEDROOM 4 9'6" x 7'6"



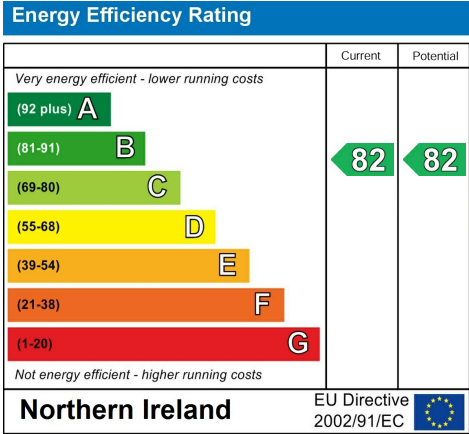
MODERN 4 PIECE FAMILY BATHROOM 7'6" x 6'10"

Comprising button flush WC panel bath with shower attachment and tiled splashback modern vanity unit with mono block tap and tiled splashback. Fully tiled shower enclosure with thermostatically controlled shower. Tiled floor.



OUTSIDE

Neat garden to front.
Driveway to site with ample parking.
Large private enclosed garden to rear screened by perimeter fence in lawn.
Paved Patio area and walkways.



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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If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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