

## 7 Victoria Road, Ballyclare, BT39 9JE



- Semi Detached
- 3 Bedrooms
- 1 Reception
- Spacious Kitchen With Dining Aspect
- Popular Established Residential Location
- Excellent First Time Buy
- Private Enclosed Courtyard Style Garden
- Oil Fired Central Heating
- PVC Double Glazed Windows & Porch
- Detached Garage



**PRICE Offers Over £160,000**

*Positioned on a private prime site within an established residential location enjoying direct frontage onto the Victoria road in Ballyclare. This semi detached has been priced to allow for modernisation and will interest first time buyers, downsizers or investors. The accommodation briefly comprises three bedrooms, one reception, spacious kitchen with dining aspect and modern shower room. Externally there is a courtyard style private rear garden, detached matching garage with parking for a number of vehicles. With a high level of interest anticipated an early viewing is advised.*

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**Antrim**  
12 Church Street  
Antrim  
BT41 4BA  
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**Ballyclare**  
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Ballyclare  
BT39 9AA  
Tel: (028) 9334 0726

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



## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door into:-

#### ENTRANCE PORCH

PVC double glazed. Tiled floor. Entrance door into:-

#### ENTRANCE HALL

Oak effect laminate flooring. Understairs storage cupboard.



#### LOUNGE 13'4" x 12'9"

Attractive period style marble fireplace with marble and granite inset and mahogany surround. Picture style window.

#### KITCHEN/ DINING AREA 13'4" x 11'6"

Equipped with a comprehensive range of high and low level fitted units with contrasting work surfaces. Inlaid ssingle drainer sink unit. Integrated oven with separate four ring hob and concealed overhead extractor fan. Plumbed for washing machine and dish washer. Part tiled walls. Large larder storage cupboard.



### FIRST FLOOR

#### BEDROOM 1 11'6" x 10'4"

Built in single wardrobe.

#### BEDROOM 2 11'6" x 10'4"

Built in single wardrobe.



### **BEDROOM 3 9'4" x 7'8"**

At max. Built in single wardrobe.

### **MODERN SHOWER ROOM**

Comprising button flush wc, modern vanity unit with mono block tap. 1/4 Rounded shower cubicle with pvc panelling and electric shower unit. PVC panelled ceiling with recessed low voltage lighting. Marble effect PVC panelled walls.



### **OUTSIDE**


Neat well maintained garden to front stocked with a variety of shrubs. Twin gates to side leading to driveway with parking for a number of vehicles.

Private courtyard style garden to rear screened by perimeter fence.

### **DETACHED GARAGE 16'9" x 9'8"**

With up and over door power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

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



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