

## 6 Hansons Hall Lane, Ballyclare, BT39 9ZY



- Modern Semi Detached
- 3 Bedrooms/ 2+ Receptions
- Popular Modern Development
- Open Aspect To Front
- Sun Lounge Extension
- Modern Shaker Style Kitchen
- Modern En Suite Bathroom/ Modern Family Bathroom
- Furnished Ground Floor Cloakroom
- PVC Double Glazing
- Gas Central Heating

**PRICE Offers Over £214,950**

*Positioned within the recently constructed Hanson's Hall development. This "Fairburn." house type will be of particular interest to first time buyers searching for a modern home at a realistic price. The property enjoys a spacious living layout incorporating three bedrooms, two reception (including sun lounge) en suite and modern family bathroom. Externally the property benefits from an open aspect towards the Jubilee and Templepatrick Roads. An early viewing is recommended.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

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

Ballyclare  
51 Main Street  
BT39 9AA  
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Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

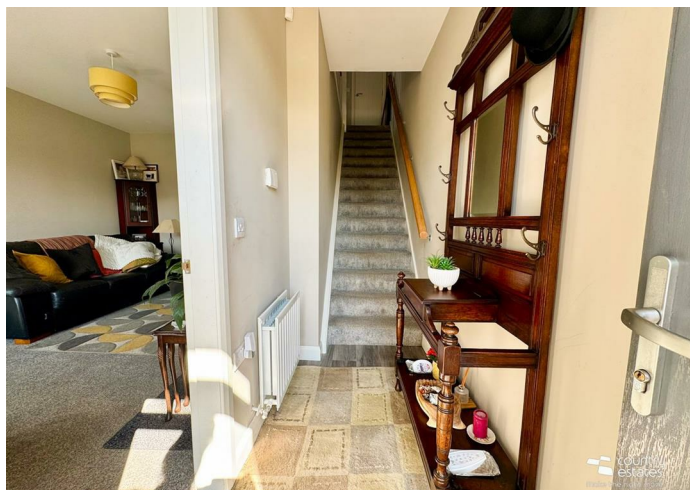
Front door into:-

#### ENTRANCE HALL

#### LOUNGE

17'10" x 12'6" (5.44m x 3.81m)

Twin doors into:-



#### OPEN PLAN KITCHEN/ DINING

15'9" x 12'2" (4.80m x 3.71m)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. A range of integrated appliances including fridge/ freezer, oven with four ring hob, overhead extractor fan with stainless steel canopy and dish washer. Plumbed for washing machine. Open plan into:-

#### SUN LOUNGE

13'7" x 7'3" (4.14m x 2.21m)

Feature exposed brick accent wall. Cast iron multi fuel stove on granite hearth. Dual window aspect. Twin doors to patio.



#### FURNISHED CLOAKROOM

Comprising button flush w.c and pedestal wash hand basin.

### FIRST FLOOR

#### BEDROOM 1

12'4" x 9'2" (3.76m x 2.79m)

Dual window aspect.

## MODERN EN SUITE

Comprising button flush w.c, semi pedestal wash hand basin with tiled accent panel and large shower enclosure with thermostatically controlled shower. Tiled floor.



### BEDROOM 2

14'0" x 8'3" (4.27m x 2.51m)

Dual window aspect.

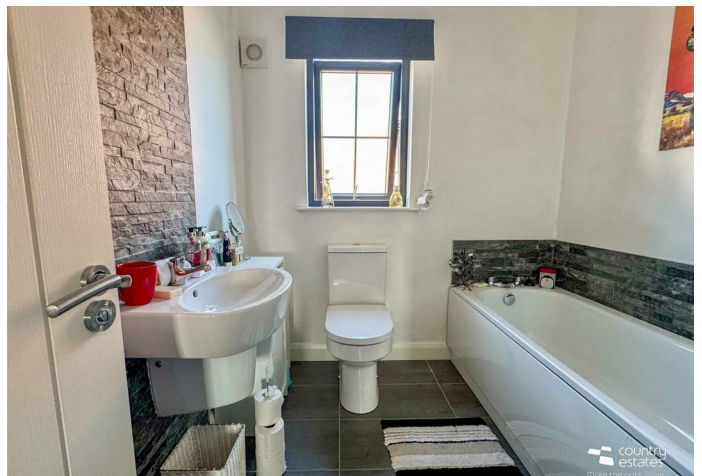
### BEDROOM 3

10'7" x 7'3" (3.23m x 2.21m)

Built in storage cupboard.

## MODERN FAMILY BATHROOM

Comprising panelled bath with tiled splashback, semi pedestal wash hand basin with tiled accent panel and button flush w.c. Tiled floor.




## OUTSIDE

Low maintenance garden to front.

Private driveway to side.

Private enclosed garden to rear screened by perimeter fence. Brick paved patio.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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