

## 106 Erskine Park, Ballyclare, BT39 9DA



- Semi Detached
- 3 Bedrooms
- 1 Reception Room
- Excellent First Time Purchase
- Popular Convenient Location
- Private Driveway To Side
- Kitchen With Casual Dining Aspect
- Priced To Allow For Modernisation
- Coloured Bathroom Suited
- Oil Fired Heating



**PRICE Offers Around £134,950**

*Situated within a popular convenient location on a private site enjoying a pleasant rural aspect to the rear. This spacious three bedroom semi detached is an excellent purchase for first time buyers and investors alike. Well presented but priced to allow for modernisation an early viewing is recommended.*

**> 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:-

#### SPACIOUS ENTRANCE HALL

#### LOUNGE 13'6" x 12'2"

Tiled fireplace with matching hearth and polished wooden mantle.



#### KITCHEN WITH CASUAL DINING ASPECT 11'7" x 12'8"

Approximately. Fitted with a range of high and low level oak effect fitted units with co-ordinating works surfaces. Stainless steel single drainer sink unit. Space for freestanding cooker. Integrated under counter fridge. Complementary wall tiling. Under stair storage cupboard.



#### REAR HALL 6'7" x 6'4"

Fitted twin storage cupboards. Plumbed for washing machine. Vented for tumble dryer. External door to rear garden.

### FIRST FLOOR

#### SPACIOUS LANDING

With large walk in shelved hot press and separate large storage cupboard.

#### BEDROOM 1 10'2" x 12'12"

Open aspect to front. Built in wardrobe.

#### BEDROOM 2 12'2" x 9'6"

Built in wardrobe. Open rural aspect to rear.



### **BEDROOM 3 8'8" x 8'0"**

Open aspect to front.

### **CREAM COLOURED BATHROOM SUITE**


Comprising low flush w.c, pedestal wash hand basin and panelled bath with electric shower unit over. Fully tiled walls.



### **OUTSIDE**

Neat garden to front. Driveway to side with ample parking. Timber garage to rear. Private enclosed low maintenance garden to rear. Screened by mature hedgerow.



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>		
(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	

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**We have not tested any of the systems or appliances at this property.**

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