

36 Clare Heights, Ballyclare, BT39 9HA



- Semi Detached
- Three Bedrooms
- Two Reception
- Popular Convenient Location
- Cul De Sac Position
- PVC Double Glazing
- Oil Fired Central Heating
- Detached Garage
- Excellent First Time Buy

PRICE Offers Over £159,950

Positioned within a popular established location within walking distance to town centre, schools and public transport. The spacious three bedroom semi detached represents an excellent opportunity for first time buyers and investors. Priced to allow for some updating 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

PVC front door with double glazed twin full height side screens into:-

SPACIOUS ENTRANCE HALL

Laminate floor.

LOUNGE 12'6" x 9'8"

Laminate flooring extending through open arch into:-

DINING ROOM 12'10" x 8'8"

GALLERY STYLE KITCHEN 12'4" x 7'3"

Equipped with a range of high and low level shaker style units with contrasting work surfaces. Stainless steel single drainer sink unit. Oven with four ring hob. Plumbed for washing machine. Under stairs storage cupboard. PVC double rear door to garden.

FIRST FLOOR

LANDING

BEDROOM 1 12'6" x 9'8"

Built in single wardrobe. Large shelved hotpress. Laminate strip flooring.

BEDROOM 2 9'8" x 10'0"

Laminate strip flooring. Built in single wardrobe.

BEDROOM 3 9'7" x 6'7"

At max. Built in single wardrobe.


MODERN WHITE BATHROOM

Comprising button flush w.c, pedestal wash hand basin with monobloc tap and bath with hand shower attachment. Electric shower unit over. Fully tiled walls.

OUTSIDE

Neat garden to front. Driveway to side.

Detached garage. Private enclosed garden in lawn.

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

IMPORTANT NOTE TO ALL PURCHASERS:

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



You Talk. We Listen.

T: 028 9318 0002

Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

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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