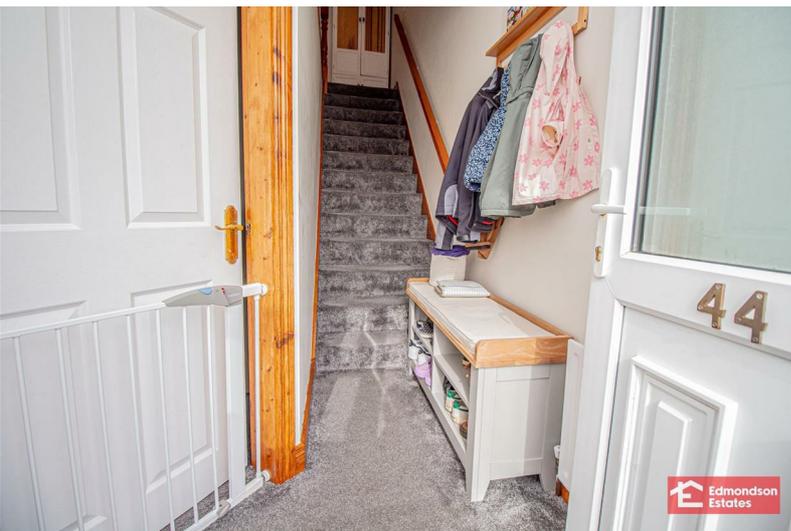




44 Andena Grange

Ballymena, BT43 5EU

Offers Over £175,000



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ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor.

LOUNGE

13'8 x 12'7 (4.17m x 3.84m)

plus bay. Focal point open fire with timber surround on slate tiled hearth. Box bay window. Open to kitchen.

KITCHEN WITH INFORMAL DINING AREA

16'2 x 13'9 (4.93m x 4.19m)

Modern fitted kitchen with high and low level storage units and work surfaces. Integrated appliances to include 4 ring induction hob with stainless steel extractor fan over and oven. Space for fridge freezer, dishwasher and washing machine. Stainless steel 1.5 bowl sink unit. PVC sliding patio doors to garden. Tiled floor.

FURNISHED CLOAKROOM

Fitted two piece suite comprising wash hand basin and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM

12'6 x 9'1 (3.81m x 2.77m)

Velux window

EN-SUITE

Modern fitted three piece suite comprising shower cubicle with mains shower over, wash hand basin and WC. Fully panelled walls to shower.

BEDROOM 2

11'7 x 9'0 (3.53m x 2.74m)

BEDROOM 3

8'0 x 6'9 (2.44m x 2.06m)

FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, wash hand basin and WC. Access to hot press. Velux window.

EXTERNAL

Private parking to the front.

Enclosed rear garden in lawn with patio area. Secure side bin access.

Combi oil fired central heating boiler (housed) (installed 2023).

PVC fascia, soffits and rainwater goods.

Outside tap and lighting.



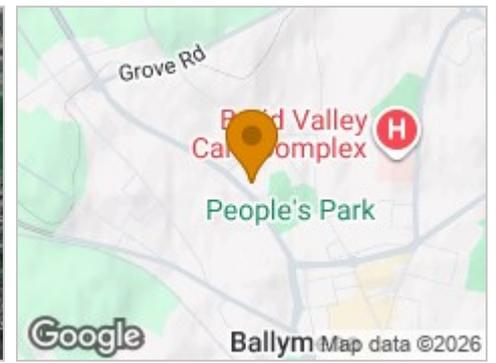
Road Map



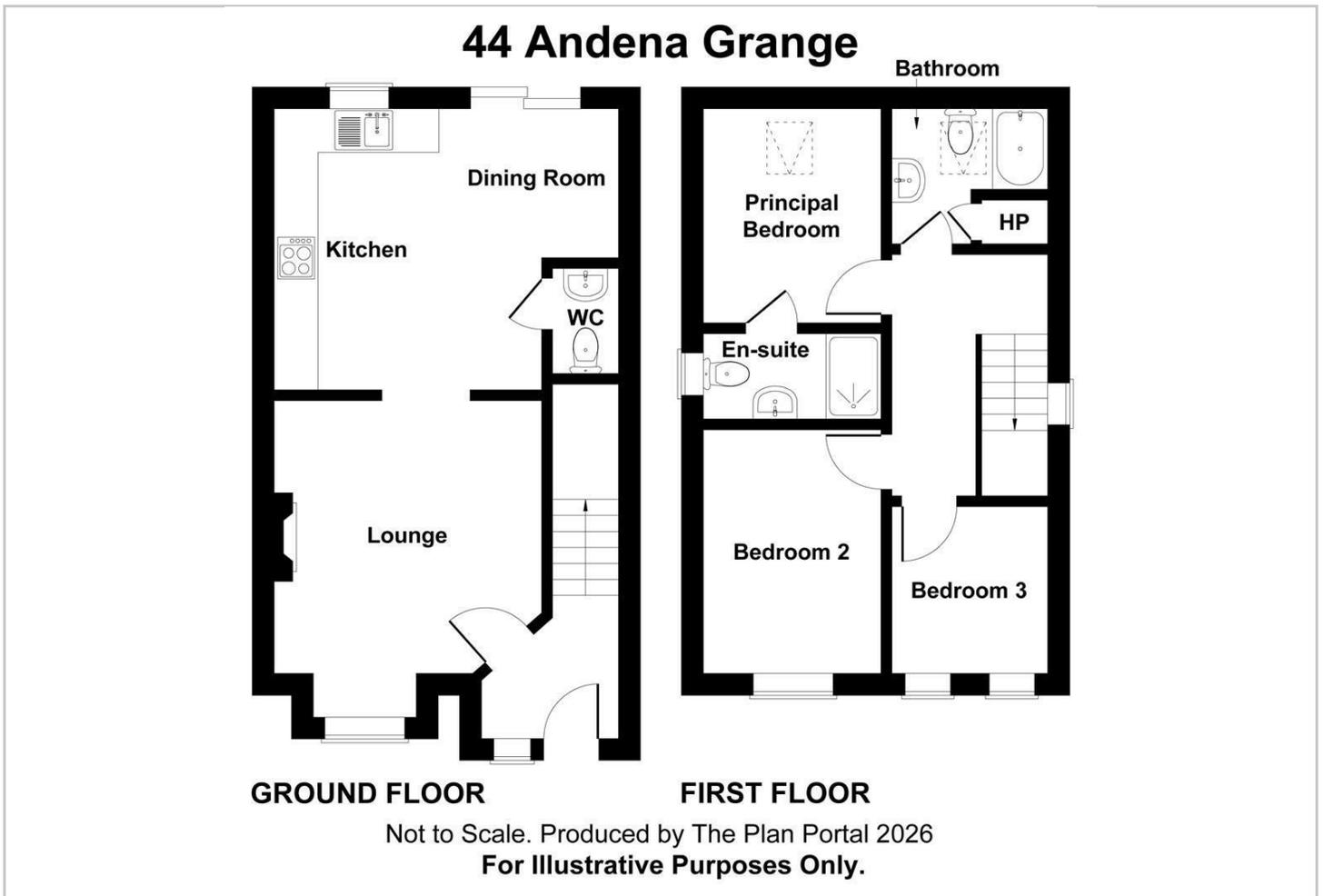
Hybrid Map



Terrain Map



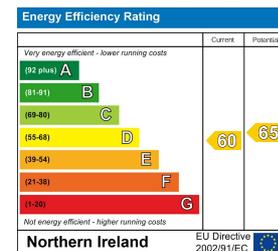
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.