



12 Leighinmohr Crescent, Ballymena, BT42 2FB

Offers Around £174,950



12 Leighinmohr Crescent,

, Ballymena, BT42 2FB

Offers Around £174,950



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Hardwood double glazed front door. Wood laminate floor covering. Stairwell to first floor.

LOUNGE

15'5 x 8'9 (4.70m x 2.67m)

Quality wood laminate floor covering. Wall mounted electric fire. Access to under stair store.

OPEN PLAN KITCHEN WITH INFORMAL DINING AREA

13'5 x 12'6 (4.09m x 3.81m)

widest points. Modern fitted kitchen with high and low level units and contrasting wood block work surfaces. Ceramic 1.5 bowl sink. Integrated appliances to include low level fridge, 4 ring gas hob and oven with stainless steel extractor canopy over. Gas fired central heating boiler (housed). Space for washing machine and dishwasher. Hardwood double glazed rear door. Part tiled walls and tiled floor.

FURNISHED CLOAKROOM

Modern fitted two piece suite comprising vanity unit and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space and shelved store.

BEDROOM 1

15'9 x 8'10 (4.80m x 2.69m)

BEDROOM 2

12'1 x 8'0 (3.68m x 2.44m)

BEDROOM 3

8'9 x 7'2 (2.67m x 2.18m)

DELUXE FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, vanity unit and WC. Fully tiled walls to bath. Half panelled walls.

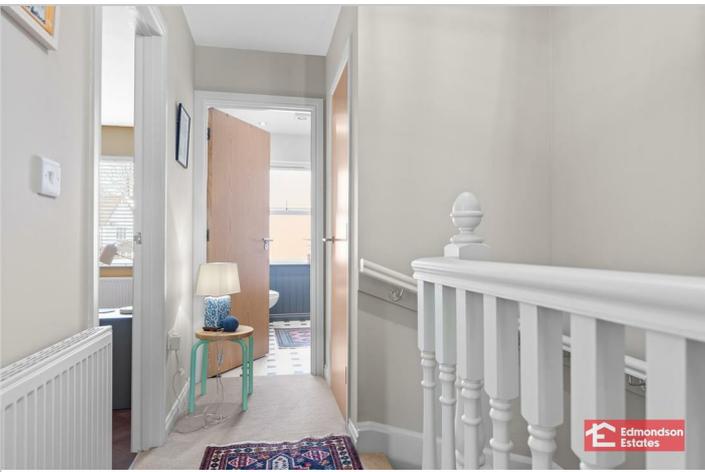
EXTERNAL

Off street parking to the front.

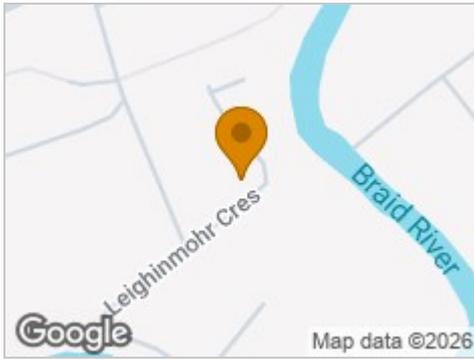
Well maintained secluded garden to the rear in lawn with patio area.

Timber shed.

Outside tap and lighting.



Road Map



Hybrid Map



Terrain Map



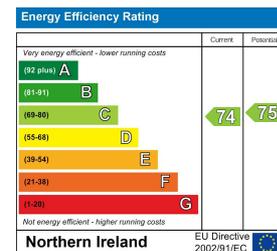
Floor Plan



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.