

## 11 BALLYFORE AVENUE

### Ballyduff Newtownabbey BT36

- Mid Terrace
- 3 Bedrooms
- Lounge
- Fitted Kitchen / Diner
- Modern White Bathroom
- PVC Double Glazing
- Gas Heating
- Gardens Front & Rear

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

**Offers Around £139,950**

# 11 Ballyfore Avenue

Ballyduff, Newtownabbey, BT36 6XE



## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring, radiator

#### LOUNGE

13'11" x 13'8" at widest (4.24m" x 4.17m" at widest)

Wood laminate flooring, radiator

#### KITCHEN / DINER

11'11" x 11'3" (3.63m" x 3.43m" )

Range of high and low level units, formica worktop, basin 1/2 stainless steel sink unit, built in oven, ceramic hob, stainless steel extractor fan, fridge / freezer space, plumbed for

washing machine, partly tiled walls, radiator

#### REAR HALL

10'5" x 5'0" (3.18m" x 1.52m")

Built in storage cupboard, pvc double glazed back door

### FIRST FLOOR

#### LANDING

Access to roofspace

#### BEDROOM 1

12'4" x 10'8" at widest (3.76m" x 3.25m" at widest )

Built in wardrobes

#### BEDROOM 2

10'7" x 9'9" (3.23m" x 2.97m" )

Built in storage, radiator

#### BEDROOM 3

8'8" x 8'5" at widest (2.64m" x 2.57m" at widest )

Radiator

### BATHROOM

Modern white suite comprising bath, thermostatic shower above, screen, vanity unit, low flush wc, fully tiled walls

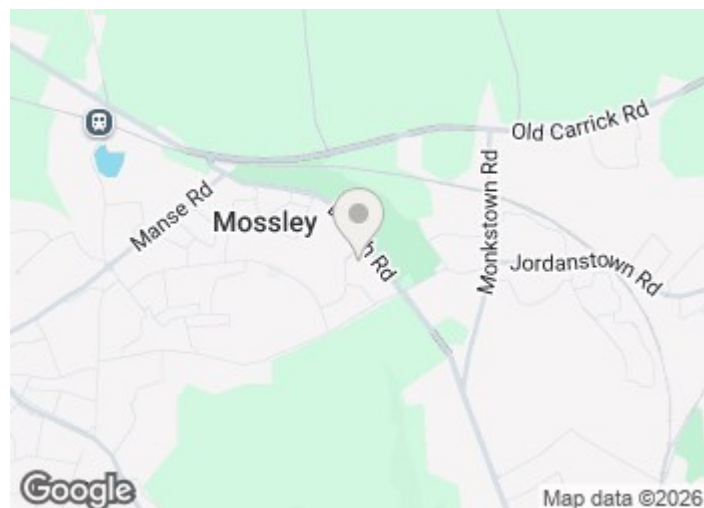
### OUTSIDE

Double timber gates at rear opening to a concrete off street parking area

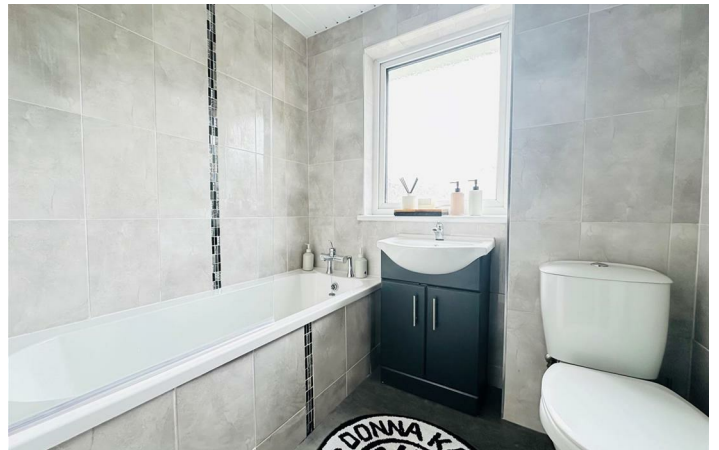
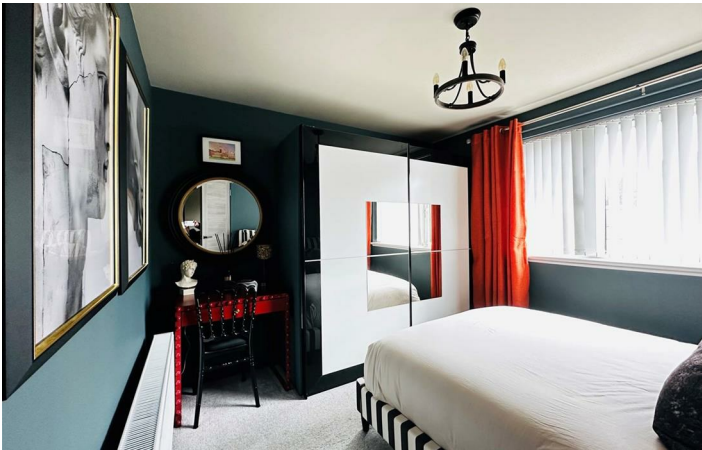
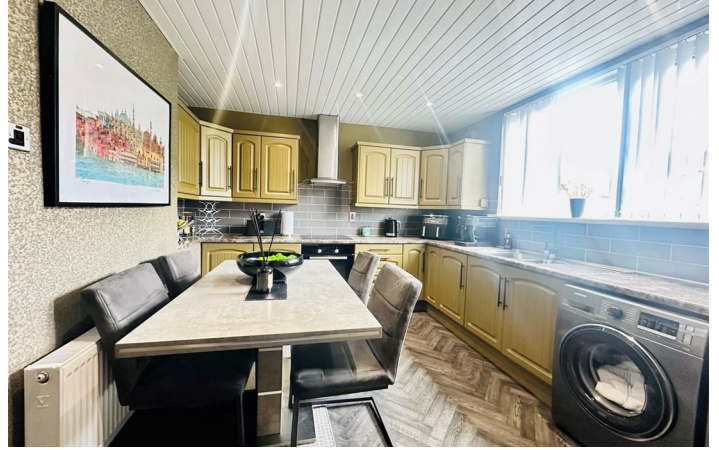
Blue slate garden to front

Feature decking type area

Garden shed

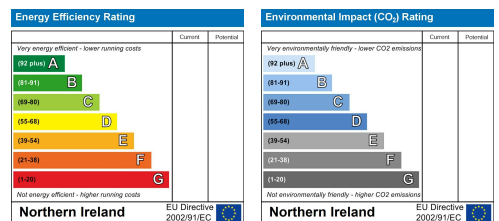


## Directions



# Floor Plan

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