



**McKINNEYS**  
Chartered Valuation Surveyors & Estate Agents

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**23 LETTERCREEVE, BALLYMENA, BT42 2ES**  
**Well Presented 3 Bedroom End-Terrace in Popular Location**

**Offers Around  
£85,000**

This ideal home will appeal to both first time buyers and investors with its good location and low maintenance. Located off the Antrim Road within walking distance to the local amenities of Harryville and convenient to main commuter routes both North and South. The accommodation includes a living room, dining room leading to kitchen, downstairs WC and spacious walk-in cloaks cupboard. On the first floor there are 3 generously sized bedrooms, bathroom with white suite and a surprising shower room. Externally there is an enclosed garden to the front, overlooking a green area, whilst to the rear there is an enclosed paved yard. The property also benefits from gas fired central heating, uPVC double glazing and alarm system. Early viewing is recommended.

EPC GRAPH  
TO GO HERE





## GROUND FLOOR

### **Hall:**

Laminate floor. Part panelled walls. Spacious walk-in cloaks cupboard. Plumbed for washing machine.

### **Downstairs WC:**

5'5" x 2'9". Wall mounted corner WHB and WC. Part panelled walls. Laminate floor.

### **Living Room:**

13'8" x 11'9". Corniced ceiling with matching ceiling rose. Multi-fuel stove set on tiled hearth with wooden surround.

### **Dining Room:**

12'6" x 8'3". Laminate floor. Corniced ceiling with matching ceiling rose.

### **Kitchen:**

11'8" x 7'8". Range of laminate base and wall mounted units incorporating both low level and underlighting. Recessed ceiling spotlights. Ceramic hob with built-in oven and extractor canopy over. Space for fridge/freezer. Wooden floor, panelled ceiling and part tiled walls.



## FIRST FLOOR

### **Bedroom 1:**

12'1" x 9'8". Wooden floor. Space for built-in wardrobe.

### **Bedroom 2:**

12'8 x 8'3". Corniced ceiling.

### **Bedroom 3:**

9' x 8'1" plus wardrobe recess. Corniced ceiling.

### **Bathroom:**

8'3" (to max.) x 5'6". White suite comprising bath with shower attachment, WHB and WC. Tiled floor and part tiled walls. Panelled ceiling.

### **Shower Room:**

3'8" x 4'7". Fully tiled shower cubicle with mains shower. WHB. Tiled floor. Panelled ceiling and fully tiled walls.

### **Landing:**

Part panelled walls. Ceiling hatch to roofspace. Cupboard housing gas fired boiler.

## OUTSIDE

Enclosed front garden with low maintenance stoned and paved garden. Outside tap. Paved rear enclosed yard with side gate.

## ADDITIONAL INFORMATION

### **Directions:**

Located off the Antrim Road. On entering Lettercreeve take the second road on the left and the property will be found on the left hand side.







**Viewing:**  
Strictly by appointment with McKinneys.

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“building on *generations* of experience”

#### AGENT'S NOTES

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst every care is taken in compiling the information, we can give no guarantee as to the accuracy thereof and inquirers must satisfy themselves regarding the description, necessary permissions for use and measurements. None of the services or appliances at the property have been tested by us and no warranty as to their condition is given. Neither the vendor, James H. McKinney & Sons, nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property.