

Chartered Surveyors
& Estate Agents



Chartered Surveyors

& Estate Agents

#### Exterior:

#### Garage:

3.06m x 4.81m Concrete floor, lighting, roller doors, pedestrian door, electric

plus utility room 2.02m x 3.04m

The house is accessed via a concrete paved driveway

The front and rear garden spaces of the property is laid in lawn with concrete paving allowing for outside entertaining space to the rear

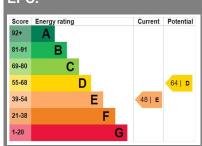
leating is via dual fuel (solid fuel & oil)

uPVC windows and hardwood doors.

Approximate annual rates payable per 2020: £827.41

Assumed to be freehold

## EPC:















-MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

- The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to
- Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
- The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made
- Any areas, measurements or distances referred to herein are approximate only
- Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser
- Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.



## 50 Hugomont Avenue, Ballymena



# Offers Over of £115,000

- Three Bedroom Semi Detached Property with Garage.
- Located within the highly sought after area of town, with ease of access into Ballymena Town Centre, local primary & grammer schools, parks and neighbourhood amenties.
- The property comprises a separate living room, snug / dining room, kitchen on the ground floor with three bedrooms and family bathroom to the first floor.
- Although the property is in need of modenisation, the property ooses potential with its large front and enclosed rear garden space, potential for extension to existing garage and 1st floor (subject to planning) and is in close proximity to the main m2 motorway for those commuting to either Belfast or the N.West of the provence.
- Early viewing is highly recommended.

## Accommodation:

## **Ground Floor:**

#### **Entrance Hall:**

#### 2.02m x 3.86m

Carpet, painted walls, lighting, phone point and under stairs storage (0.83m x 1.43m)

## **Living Room:**

#### 2.99m x 3.88m

Carpet, painted walls, lighting, TV points, modern fireplace with cast iron insert and tiled hearth.

## **Dining Room:**

#### 2.89m x 3.68m

Wooden flooring, painted walls, lighting.

#### Kitchen:

#### 2.37m x 3.69m

Vinyl flooring, painted walls, lighting, eye and low level units with tiling between, integrated hob and oven, plumbing for washing machine, stainless steel sink and drainer.

#### First Floor:

## Bathroom 1:

#### 1.83m x 2.12m

Vinyl flooring, painted walls, lighting, white suite; WC, sink, bath with electric shower above and chrome accessories.

## Bedroom 1:

## 3.00m x 3.20m

Carpet, painted walls and lighting.

## Bedroom 2:

#### 3.19m x 3.89m

Wooden floors, painted walls, lighting, TV point and built in wardrobe (0.68m x 1.15m)

#### Bedroom 3:

## 2.15m x 3.11m

Wooden floors, painted walls, lighting, TV point and built in storage (0.84m x 0.98m)

















