

Exterior:

Garage:

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

Heating is via dual fuel (solid fuel & oil)

uPVC windows and hardwood doors.

Approximate annual rates payable per 2020:
£827.41

Tenure:

Assumed to be freehold

EPC:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	48 E	
21-38	F		
1-20	G		



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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 & grammar schools, parks and neighbourhood amenities.
- 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 modernisation, 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 province.
- Early viewing is highly recommended.

Northern Real Estate

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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)

