



FLETCHER TORRENS

Property Sales and Lettings



16 Millicent Avenue, Balnamore, BT53 7QF

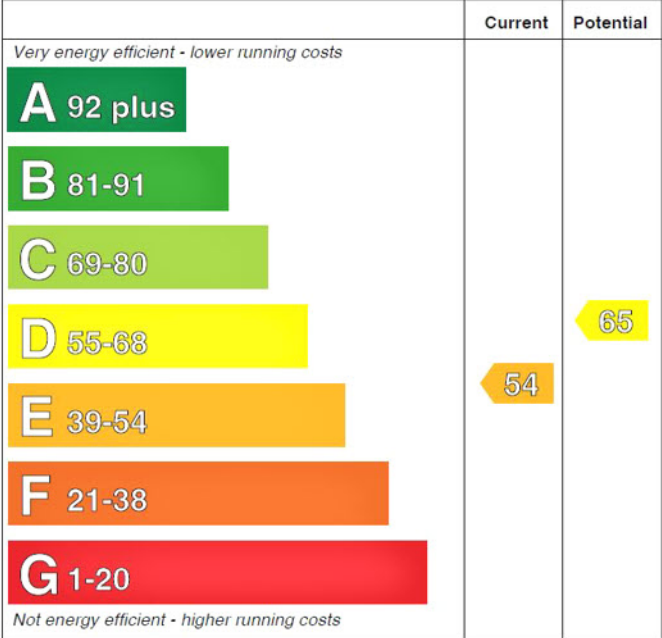
- Semi-Detached Property
- Dual Fuel
- Off Street Parking
- 2 Bedrooms
- uPVC Double Glazing
- Ideal Starter/Family Home

OFFERS OVER £109,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Enclosed Rear Garden with patio area
- Immaculately Presented Throughout
- Close to Local Amenities
- Rates Approx £461 per annum



This charming 2 bedroom semi-detached property is situated in the village of Balnamore which has good road links to Ballymoney and Coleraine and adequate public transport connections by bus to these two towns.

This immaculately presented property offers bright and modern accommodation and is finished to a high standard throughout. The property also benefits from dual fuel heating (oil fired central heating and solid fuel), uPVC double glazing and off street parking.

The exterior is well maintained and has an enclosed paved patio area, ideal for relaxing or entertaining.

The property is in an excellent location being close to all local amenities including shops, post office and Balnamore Primary School.

This property is lovingly maintained and ready to move into, and we at Fletcher Torrens recommend an early internal viewing to appreciate everything this delightful property has to offer.



ACCOMMODATION

HALLWAY

Tiled flooring, power points, telephone point, electric cupboard, cloakroom.

BATHROOM (6'8" x 5'10")(2.03m x 1.77m)

Tiled flooring, WC, pedestal wash hand basin with storage below, panel bath with glass screen and electric 'Redring' shower, fully tiled around bath, chrome towel radiator, spot lighting, access to attic, blind.

LIVING ROOM (14'11" x 12'5")(4.54m x 3.79m)

Laminate flooring, open fireplace with back boiler, tiled hearth, cast iron insert and wooden surround, power points, TV point.

KITCHEN/DINING (21'10" x 10'7")(6.65m x 3.22m)

Tiled flooring, eye and low level units, tiled splashback to base of eye level units, 1.5 stainless steel sink unit, wine rack, integrated oven and hob, stainless steel extractor, space for free standing fridge/freezer, recess lighting, patio doors leading to side and rear garden.

UTILITY ROOM (6'11" x 5'6")(2.11m x 1.67m)

Tiled flooring, low level units, tiled splashback, 1.5 stainless steel sink unit, plumbed for washing machine, space for dryer.









FIRST FLOOR

LANDING

Carpet, hotpress with shelving, access to attic.

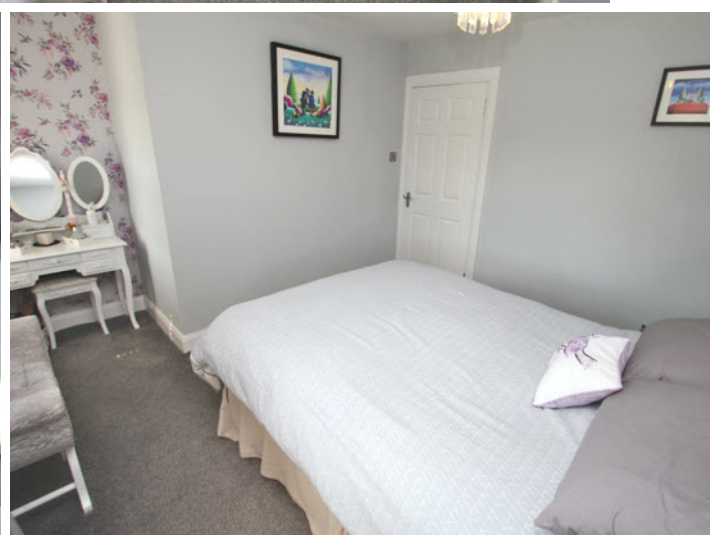
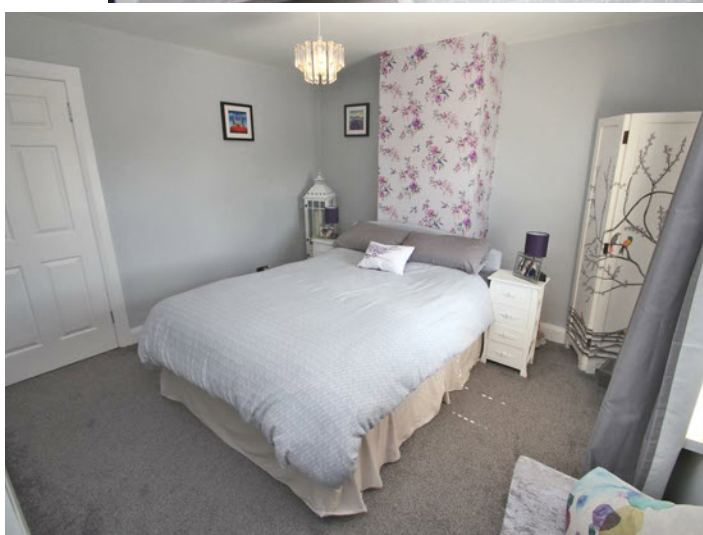
BEDROOM 1 (11'3" x 8'10")(3.44m x 2.68m)

Carpet, built-in wardrobe, power points.

BEDROOM 2 (11'9" x 14'6")(3.58m x 4.41m)

Carpet, power points.





EXTERIOR

FRONT

Laid in lawn, mature hedging and shrubs, tarmac driveway leading to rear.

REAR

Paved patio area enclosed with fencing, outside lighting, outside tap,

BOILER HOUSE (8'1" x 6'0") (2.46m x 1.83m)

STORAGE OUTHOUSE (6'0" x 2'11") (1.84m x 0.88m)

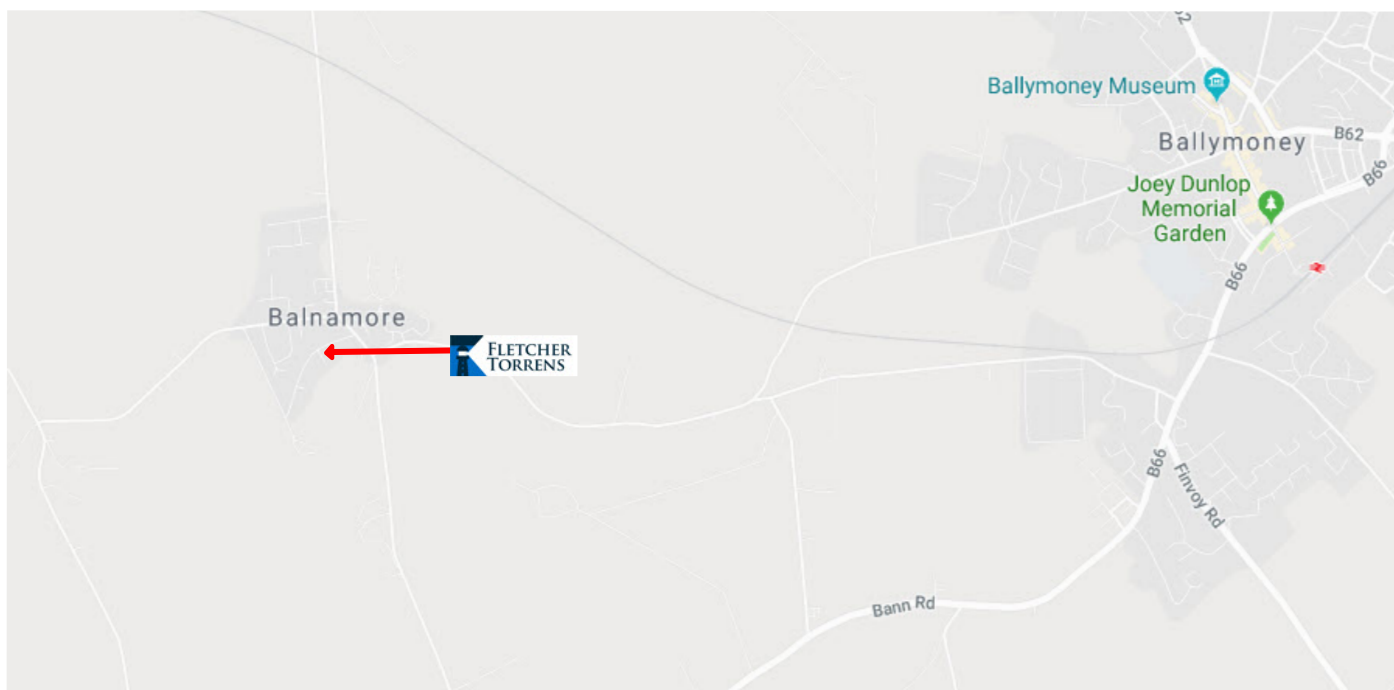
GARDEN HOUSE (12'5" x 8'0") (3.78m x 2.45m)

Double doors, windows, power points.









DIRECTIONS

Leaving Ballymoney on Castle Street, follow the B66, turn right onto Ballybrakes Road, turn left onto Balnamore Road, turn right to stay on Balnamore Road. Turn left onto Millicent Avenue and No. 16 is situated on the right hand side.

PLACING AN OFFER

When placing an offer we will require the following information:

- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:

1. **Purchaser's ID**
 - A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
 - A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
 - Copy of a utility bill, e.g. telephone or rates

Lettings Department

Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service.

For further details please contact our office.

Tel: 028 7082 4999

E: lettings@flecthertorrens.com



OFFICE OPENING HOURS

Monday	09:00 - 17:00
Tuesday	09:00 - 17:00
Wednesday	09:00 - 17:00
Thursday	09:00 - 17:00
Friday	09:00 - 17:00
Saturday	10:00 - 14:00

Mortgage Advice

If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer.

Tel: 028 9023 4433

Mob: 077 9977 1861

E: mark@shieldsfinance.co.uk

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 the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.

