



30 HILL STREET Ballymena BT43 6BH

- End terrace house
- Three bedrooms
- Two reception rooms
- Complete renovation needed
- Enclosed rear garden
- Town centre location
- Investment property
- No onward chain

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		49
(21-38)	F		
(1-20)	G	3	
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Offers Around £45,000

30 Hill Street

, Ballymena, BT43 6BH



Property description

Ground floor accommodation comprises hallway, lounge, sitting room and kitchen then two bedrooms and shower room on the first floor and a third bedroom and store room on the second floor. The property is in need of complete renovation. Large enclosed glazed rear door. garden to the rear.

Hallway

Hardwood front door and hardwood and glazed internal door. Carpet and telephone point.

Lounge

11'1" x 9'10" (3.4m x 3m)

Living room with electric storage heater and carpet.

Sitting room

11'3" x 10'5" (3.45m x 3.2m)

Second reception room with tiled fireplace, marble inset and tiled hearth and open fire. Under stairs storage cupboard. Carpet.

Kitchen

6'10" x 6'6" (2.1m x 2m)

Some floor and eye level kitchen units, work surface and single bowl stainless steel sink, drainer, hot and cold taps. Space for cooker and fridge. Vinyl flooring. Hardwood and

First floor

Carpeted stairs to split landing.

Shower room

7'0" x 7'0" (2.15m x 2.15m)

WC, pedestal wash hand basin and tiled shower cubicle with electric shower. Carpet.

Bedroom 1

11'3" x 8'0" (3.45m x 2.45m)

Carpeted bedroom

Bedroom 2

13'7" x 11'7" (4.15m x 3.55m)

Carpeted bedroom with electric heater.

Second floor

Return staircase to second floor.

Bedroom 3

14'1" x 6'10" (4.3m x 2.1m)

Bedroom with sky light.

Store room

10'11" x 6'6" (3.35m x 2m)

Houses water tank.

Front

Opens onto Hill Street

Rear

Side alley access to enclosed rear garden through double wooden gates. Right of way for neighbours to take out bins. Garden in grass and paved area. Outside WC.

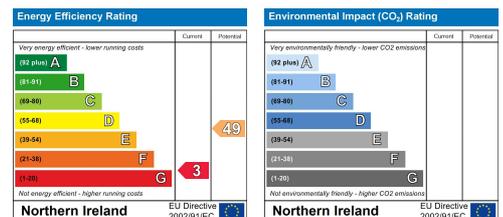


Directions



Floor Plan

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