

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		49
	3	
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 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.



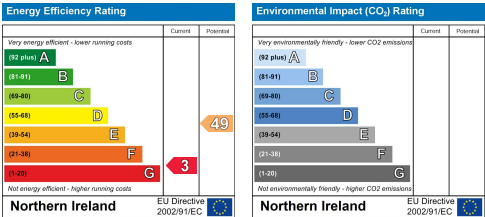
**Directions**





Floor Plan

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