



**17 Ballyfore Avenue
Ballyduff, Newtownabbey, BT36 6XE**

**Offers Around
£119,950**

We are delighted to offer for sale this extremely well presented mid terrace which is located in a very popular residential area just off the Doagh Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge with wood laminate flooring and a modern fitted kitchen / diner with space for appliances, wood laminate flooring and access to rear.

Upstairs there are three bedrooms and a modern bathroom with white suite

Other benefits include PVC double glazing and gas heating.

Outside there are double timber gates at rear opening to a concrete driveway, pebbled garden to front and garden to rear in lawn.

Early viewing recommended !!

17 Ballyfore Avenue

Ballyduff, Newtownabbey, BT36 6XE



- Mid Terrace
- Modern Kitchen / Diner
- Gas Heating
- 3 Bedrooms
- White Bathroom Suite
- Popular Location
- Lounge
- PVC Double Glazing

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, tiled floor, radiator

LOUNGE

13'8" x 11'11" (4.17m" x 3.63m")
Tiled floor, two radiators, attractive bow window

KITCHEN / DINER

17'5" x 10'11" (5.31m" x 3.33m")
Modern range of high and low level units, formica worktop, stainless steel single drainer sink unit, cooker space, extractor fan,

fridge / freezer space, plumbed for **BEDROOM 3**

washing machine, wood laminate 8'8" x 8'4" at widest (2.64m" x 2.54m" at widest)
flooring, radiator, pvc double glazed back door. Radiator

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM 1

12'2" x 10'7" at widest (3.71m" x 3.23m" at widest)

Built in mirror sliding robes, wood laminate flooring, radiator

BEDROOM 2

10'7" x 9'10" (3.23m" x 3.00m')
Radiator

BATHROOM

White suite comprising bath, electric shower above, screen, pedestal wash hand basin, low flush wc, fully tiled walls, chrome heated towel radiator

OUTSIDE

Double timber gates at rear opening to a concrete driveway
Pebbled garden to front
Garden to rear in lawn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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