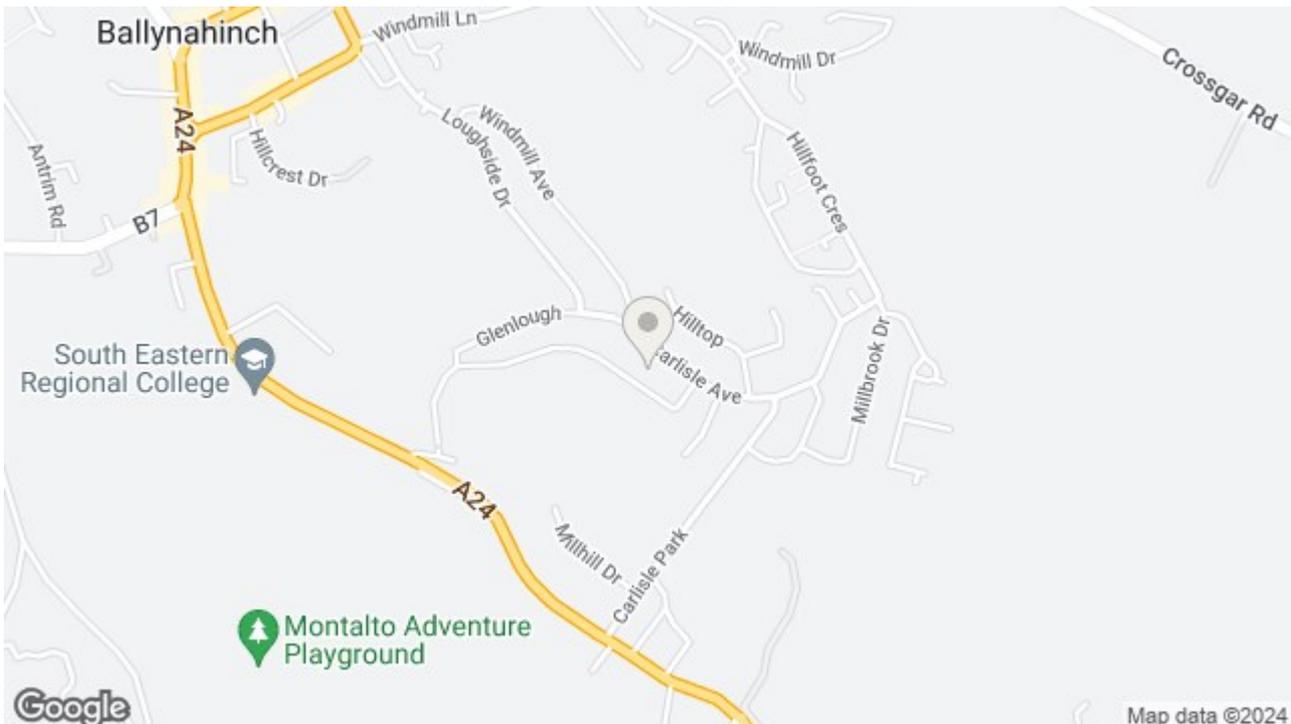




17 CARLISLE AVENUE, BALLYNAHINCH, DOWN, BT24 8PH



OFFERS AROUND £170,000

Situated in the popular Carlisle Park development this beautifully presented extended family home is deceptively spacious throughout and has been finished to a very high standard. The extended kitchen/ dining / sun room is exactly what the growing family is looking for giving you the extra reception area a modern family crave. The property comprises living room, luxury kitchen with dining area and sun room, deluxe bathroom, and three bedrooms. The bi fold doors lead out to an enclosed rear garden with artificial grass and is further boosted by a large garage suitable for a variety of uses. Only by internal inspection can this delightful home be fully appreciated. This property is sure to appeal to many so early viewing is a must!



## At a glance:

- Three bedrooms
- Living room
- Beautifully presented
- Garage
- Extended semi detached home
- Kitchen/ dining/ sun room
- Luxury Bathroom
- Enclosed garden
- Off street parking

### Entrance Hall

10'3" x 6'5"

Composite front door leading to entrance hall. Wood laminate flooring and under stair storage area.

### Living Room

11'11" x 12'6"

Large bright living room. Brick fireplace with multi fuel stove. stone hearth and wooden mantle.

### Kitchen/dining/sunroom

27'5" x 18'6"

Range of high and low level units incorporating oven and hob, stainless steel electric fan, integrated dishwasher, one and a half bowl stainless steel sink unit and recess for fridge freezer. Large dining area and sunroom/ living area. Bi fold doors to rear garden. Wooden laminate flooring.

### First Floor

Access to roofspace and hotpress.

### Bedroom one

11'8" x 10'5"

Rear facing bedroom with built in wardrobes.

### Bedroom two

10'7" x 10'5"

Front facing bedroom.

### Bedroom three

9'2" x 7'1"

Front facing room with built in wardrobe.

### Bathroom

6'4" x 6'0"

White suite comprising low flush w.c, wash hand basin and panel bath with overhead shower. Led lighting, tiled floor and splash.

### Outside

To the front is a small garden laid out in lawns with mature plantings and off street parking.

To the rear is an enclosed rear garden with artificial grass and flower beds with a variety of plantings.

### Garage

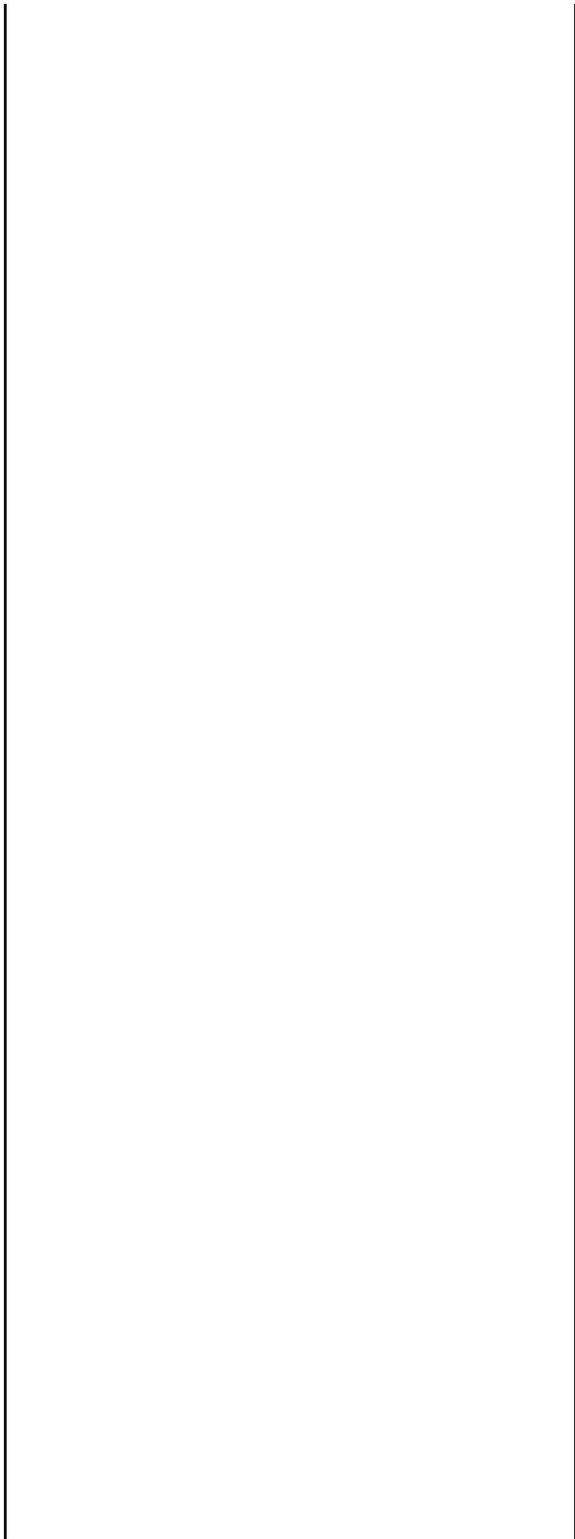
20'0" x 12'0"

Roller door, power and light. Recess for washing machine and tumble dryer.

### Specification

Insulated throughout  
Alarm  
Rewired  
High electrical spec  
Double Radiators







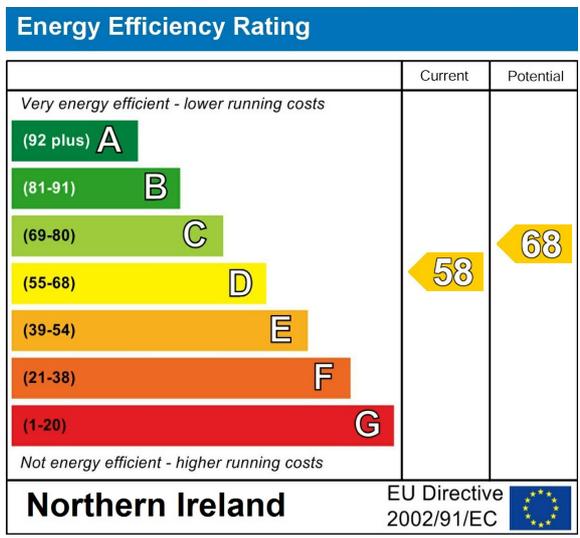












## Ground Floor



Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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