

Offers over
£169,950



17 Milltown Avenue, Ballymoney, BT53 6RF



- Detached house situated on a spacious site
- 1 1/2 receptions, 3 bedrooms
- Oil fired central heating
- uPVC double glazing
- Spacious yard and garden to rear
- Ideal for home business use (subject to the necessary approvals)
- Convenient location within close proximity to town centre, shops, schools & all other local amenities



Situated on a deceptively spacious site this detached property offers excellent family accommodation comprising 1 1/2 receptions and 3 bedrooms. The property benefits from off-street parking with a concrete driveway to the side which leads onto a spacious yard to rear together with stone area and garden laid in lawn. Situated on the periphery of Ballymoney town centre the property is within close proximity to schools, shops and all other local amenities and should appeal to a wide range of purchasers and early viewing is highly recommended by the agent.

Ground Floor - Entrance Hall:

With downstairs storage.

Lounge:

18'3 x 12'7

With fireplace with tiled surround, wooden mantle and open grate, built-in TV shelve, TV point, points for wall lights and wood panelled ceiling.

Kitchen/Dining Area:

18'7 x 10'7

With eye and low level units, 1 1/2 bowl sink unit, half tiled around worktops, integrated hob and oven, extractor fan, built-in fridge freezer, half tiled floor, wood panelled ceiling, space for washing machine and space for fridge freezer.

Bathroom/Wet Room:

8'66 x 8'03

With bath with telephone hand shower, fully tiled shower area with mains shower, WC, mostly tiled walls and tiled floor.

Bedroom 1:

12'33 x 11'73

First Floor - Landing:

Bedroom 2:

14'64 x 9'15

With hotpress and access to roofspace.

Bedroom 3:

11'45 x 9'22

Shower Room:

With walk-in PVC panelled electric shower cubicle, wash hand basin, WC and heated towel rail.

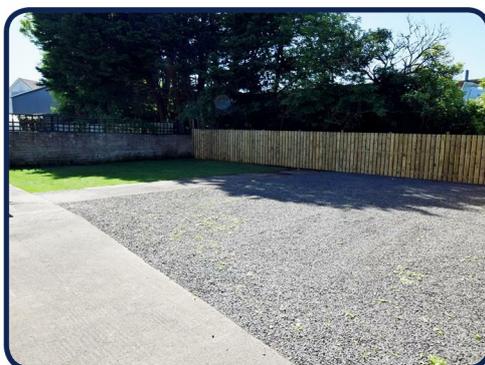
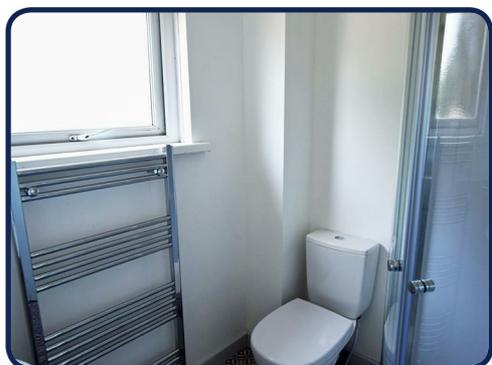
Exterior:

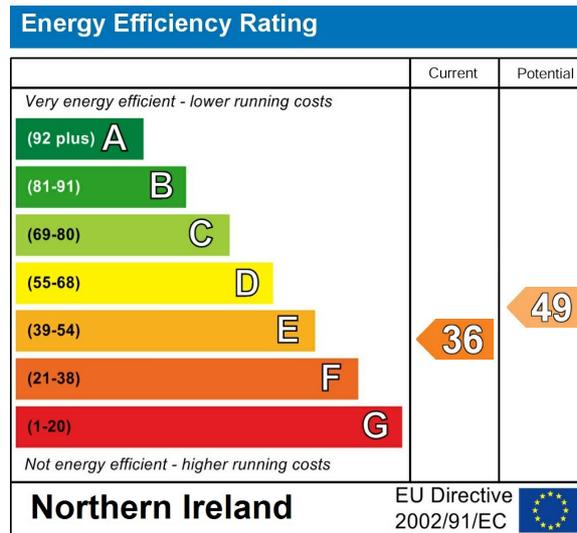
Property approached by concrete driveway to side leading to spacious concrete yard. Stoned area to rear with garden laid in lawn, fully enclosed by close board fencing and wall. Gate to side allowing bin access. Outside tap and light.

Additional Info:

Estimated Rates: £1,023.55 pa

Tenure: Assumed Freehold





VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Bensons**
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.