

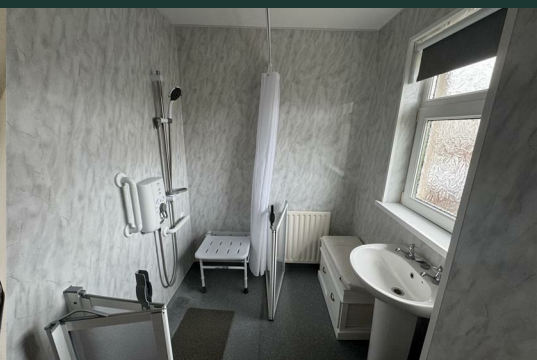


FOR SALE

12 Grange Walk

Ballyclare, BT39 9EX

Offers over £84,950



Nest Estate Agents are delighted to bring to market this well presented mid terrace property in the heart of Ballyclare. This property has been well maintained by it's current owner and offers bright and spacious living accommodation. Internally the property comprises three bedrooms, a spacious lounge, fitted kitchen with informal dining area and family bathroom. Externally the property has a front garden and a rear enclosed paved garden. Other attributes include oil heating and PVC double glazing. Ideal first time buyer / buy to let investment opportunity.

Situated just off the Doagh Road in Ballyclare within the Grange development this property offers ease of access to local schools, shops and amenities. Public transport links are close to hand which would be ideal for those commuting to Belfast.

We anticipate that this property will intrigue the interest of a wide range of purchasers and encourage early inspection to avoid disappointment.

HALLWAY 5'2" x 3'3" (1.583 x 1.016)
uPVC external door.

LIVING ROOM 16'3" x 11'8" (4.954 x 3.568)
Large lounge with fireplace, finished in tile and surrounding brick mantle. Electric fire inset.

KITCHEN 9'4" x 13'1" (2.867 x 3.993)
Range of high and low level units with formica worktops. Plumbed for appliances. Chrome sink unit with mixer tap. Tiled splashback with wood effect flooring.

UTILITY 7'10" x 6'0" (2.392 x 1.837)

LANDING 9'2" x 6'0" (2.806 x 1.836)

BATHROOM 7'7" x 6'0" (2.326 x 1.846)
PVC wall panelling. Chrome electric shower unit. Pedestal sink with mixer taps. Low flush w/c.

BEDROOM 1 10'11" x 11'8" (3.343 x 3.558)

BEDROOM 2 13'1" x 12'7" (3.991 x 3.841)

BEDROOM 3 9'6" x 7'6" (2.902 x 2.292)

OUTSIDE
Front garden laid in lawn with paved walkway. Enclosed rear garden finished in concrete, uPVC oil tank. Surrounding wooden privacy fence.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Northern Ireland			Northern Ireland		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.