



2a Balmoral Avenue, Whitehead, BT38 9QA

- Spacious, Own-Door, Ground Floor Apt.
- Lounge; Brick Inglenook Style Fireplace
- Modern Fitted Kitchen
- Bathroom/Shower Room
- Private Driveway; Garage/Workshop
- Three Well Proportioned Bedrooms
- Kitchen With Informal Living/Dining Area
- Utility Room/Study
- Gas Heating; PVC Double Glazing
- Private Gardens Front and Rear

Offers Over £159,950

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

Access to twin stores.

#### LOUNGE 12'3" x 10'9"

Brick inglenook style fireplace with slate hearth. Feature height ceiling. Open arch leading to:



## **KITCHEN WITH INFORMAL DINING AREA 15'6" x 12'9" (wps)**

Bay window to front elevation. Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, induction hob with extractor hood over. Integrated oven, fridge freezer and slimline dishwasher. Plumbed and space for washing machine. Upstands to walls to match work surface. Feature height ceiling and coving to ceiling. Wood laminate floor covering.

## **STUDY/UTILITY 9'4" x 8'11"**

## **BEDROOM 1 16'0" x 11'10"**

Feature twin windows to front elevation. Feature height ceiling and coving to ceiling.

## **BEDROOM 2 11'9" x 10'6" (wps)**

Feature height ceiling and coving to ceiling.

## **BEDROOM 3 12'2" x 11'1" (wps)**

Dual aspect windows.

## **BATHROOM/SHOWER ROOM**

## **EXTERNAL**

Double gates, leading to generous sized, private driveway area.

Private gardens front and rear.

Boiler house with gas fired central heating boiler.

## **DETACHED GARAGE/WORKSHOP 20'1" x 17'10"**

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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.







**Spacious, own-door, three bedroom, ground floor apartment with private driveway, garage/workshop, and private gardens front and rear, situated off Balmoral Avenue, Whitehead.**


**The property comprises entrance hall, lounge, kitchen with informal living/dining area, utility room/study, three well-proportioned bedrooms, and family bathroom/shower room.**

**Other attributes include gas heating, PVC double glazing, many original features, village setting, and being within only a short walk to train Whitehead railway station.**

**The property is currently being refurbished and modernised, but will be sold as is, to allow the new purchaser to put their own stamp on it.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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