



132 Erskine Park, Ballyclare, BT39 9DB

- Semi Detached Home
- Lounge
- Sun Porch
- Private Driveway
- Gardens Front and Rear

- Three Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Bathroom; White Suite
- Timber Garage/Workshop
- Convenient Location

Offers Over £99,950

EPC Rating D





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## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE PORCH

Hardwood, double glazed front door. Timber flooring. Glass panelled door with matching side screens leading to:

#### ENTRANCE HALL

Stairwell to first floor. Glass panelled doors to lounge and kitchen.

#### LOUNGE 13'3" x 12'2"

Focal point fireplace.



## **KITCHEN THROUGH DINING ROOM 18'4" x 12'11" (wps)**

Fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated ceramic hob. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Access to under stairs store. Glass panelled door leading to:

## **SUN PORCH 11'0" x 6'8"**

Glass panelled door leading to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to shelved hot press. Access to separate cloakroom. Access to partially floored roof space via slingsby style ladder.

### **BEDROOM 1 12'1" x 9'8"**

Built in wardrobe.

### **BEDROOM 2 11'6" x 8'3"**

Built in shelved store.

### **BEDROOM 3 8'10" x 8'1"**

### **BATHROOM**

White, three piece suite comprising panelled bath, wash hand basin and WC. Electric shower and folding glass shower screen over bath. Fully tiled walls.

### **EXTERNAL**

Double gates leading to generous sized private driveway finished in tarmac.

Front garden finished in lawn and range of shrubs.

Rear garden finished in lawn and range of plants, trees and shrubbery.

Outside tap.

Boiler house with oil fired central heating boiler.

PVC oil storage tank.

## **TIMBER GARAGE/WORKSHOP 33'10" x 9'10"**

Up and over door. Separate service door to rear garden. Power and light.

## **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.



**Well presented, three bedroom, semi detached home with timber garage/workshop, conveniently situated within Erskine Park, Ballyeaston Road, Ballyclare.**

**The property comprises entrance porch, entrance hall, lounge, kitchen through dining room, sun porch, three well-proportioned bedrooms, and bathroom, with white three piece suite.**

**Externally, the property enjoys private driveway, timber garage/workshop, and gardens front and rear.**

**Other attributes include oil heating and double glazing.**

**Ideal first time buy / buy to let investment alike.**

**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	56	62
(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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