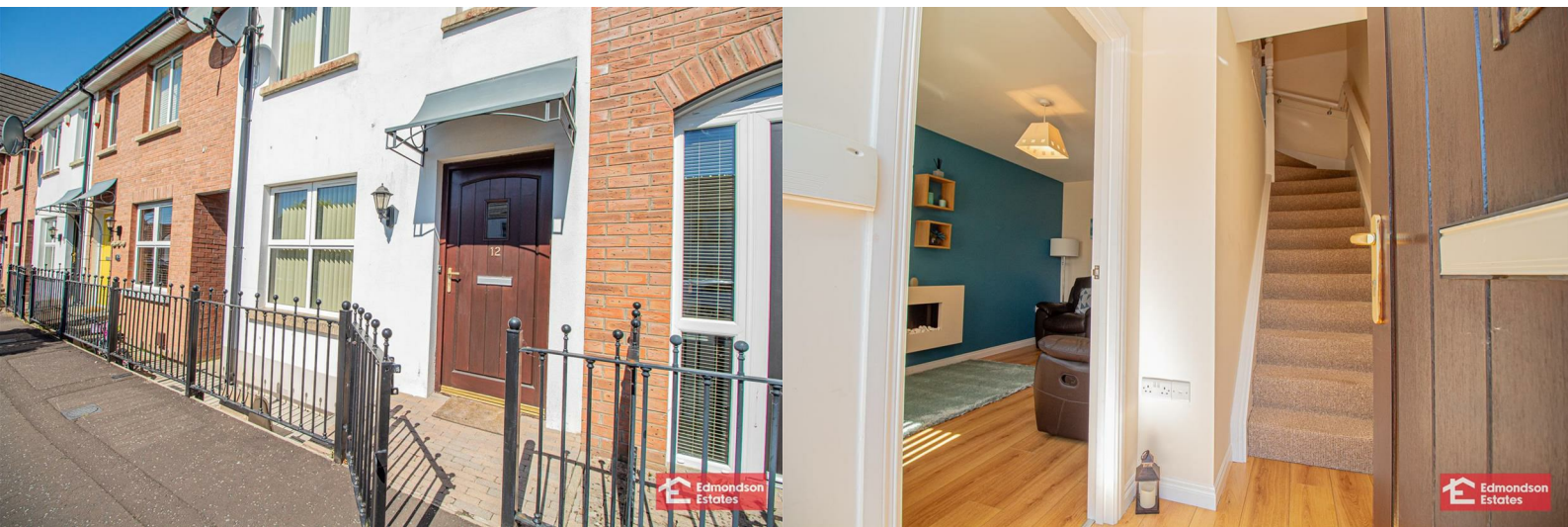




## 12 Leighinmohr Crescent

Ballymena, BT42 2FB

Offers Around £164,950





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## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Hardwood double glazed front door. Wood laminate floor covering. Stairwell to first floor.

#### LOUNGE

15'4 x 9'10 (4.67m x 3.00m)

Wood laminate floor covering. Wall mounted electric fire. Access to under stair store.

#### KITCHEN WITH INFORMAL DINING AREA

13'8 x 13'3 (4.17m x 4.04m)

widest points. Modern fitted kitchen with high and low level units and contrasting work surfaces. Stainless steel sink. Integrated appliances to include low level fridge and freezer, 4 ring gas hob and oven with stainless steel extractor canopy over. Gas fired central heating boiler (housed). Space for washing machine. Hardwood double glazed rear door. Tiled floor.

#### FURNISHED CLOAKROOM

Modern fitted two piece suite comprising wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### LANDING

Access to roof space and shelved store.

#### BEDROOM 1

15'8 x 8'10 (4.78m x 2.69m)

#### BEDROOM 2

12'1 x 8'0 (3.68m x 2.44m)

#### BEDROOM 3

8'9 x 7'2 (2.67m x 2.18m)

#### FAMILY BATHROOM

Modern fitted three piece suite comprising panelled bath, wash hand basin and WC. Fully tiled walls to bath

#### EXTERNAL

Off street parking to the front.

Well maintained secluded garden to the rear in lawn with patio area.

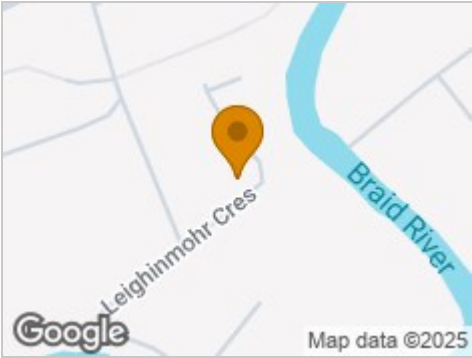
Timber shed.

Outside tap and lighting.





Road Map



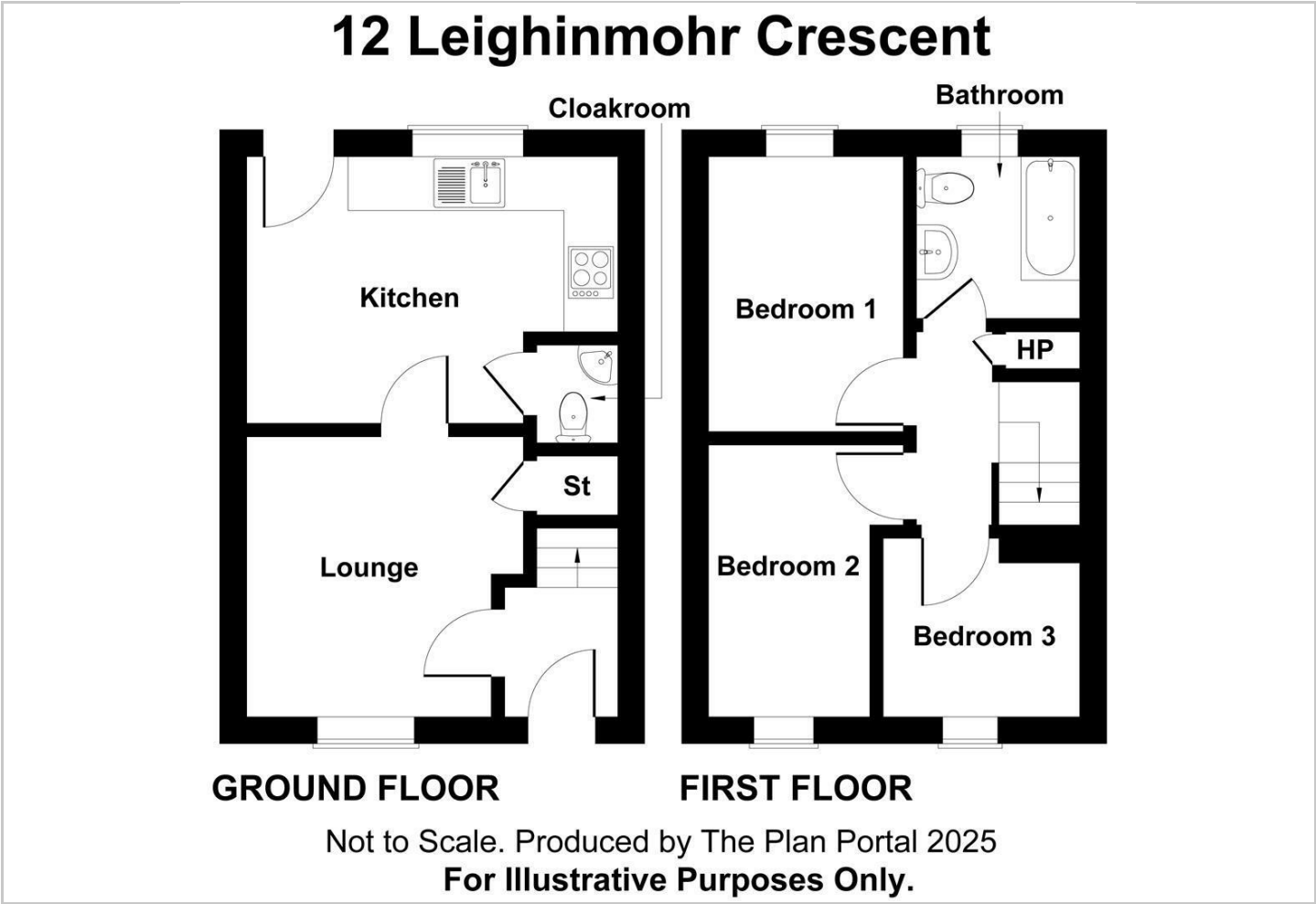
Hybrid Map



Terrain Map



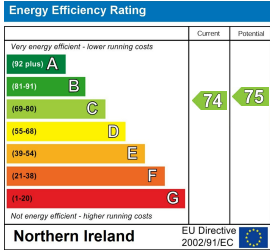
Floor Plan



Viewing

Please contact our Ballymena Office on 02825655733 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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