



28 Grange Avenue, Ballymena, BT42 2DX

Offers in the region of £210,000



Located on a tree lined avenue in one of Ballymena's most enduringly popular areas, this three bedroom detached house (circa 1,300 sq ft) is offered for sale with no onward chain.

Although the property would benefit from some modernisation, it has been well cared for and maintained and offers an excellent opportunity for buyers seeking to put their on stamp on their home.

Enjoying a private and mature back garden, dual driveway and excellent location, this home is likely to appeal to a wide variety of potential purchasers, therefore early viewing is recommended in order to avoid disappointment.

Property Features

- Detached House circa 1300 sq ft
- Three formal reception rooms
- Fitted kitchen with separate utility room
- Three well proportioned first floor bedrooms
- Ground floor shower room and first floor bathroom
- Oil fired heating system (condensing oil boiler)
- Mixture of hardwood & PVC double glazing
- Two garages, one to each side of the property
- Front garden with dual entrance driveway
- Private, mature back garden

Accommodation

(Dimensions and Areas are approximate)

Ground Floor

Entrance Porch 4'11" x 4'10" (1.5 x 1.48)
Hardwood front door. Tiled floor.

Entrance Hall 13'6" x 5'7" (4.14 x 1.72)
Under stairs storage cupboard. Ceiling coving.

Living Room 14'0" x 11'3" (4.29 x 3.44)
Living room with a dual aspect. Tiled fireplace surround and hearth with electric inset. Ceiling coving. (Currently used as a ground floor bedroom)

Sitting Room 11'5" x 9'9" (3.49 x 2.98)
Ceiling coving.

Hallway

Hardwood back door. Boiler store, housing a condensing oil boiler.

Shower Room 8'0" x 4'7" (2.44 x 1.4)
Fitted with a shower cubicle, wash hand basin with vanity unit and W/C. Tiled floor to ceiling.

Dining Room 11'10" x 8'0" (3.63 x 2.44)

Kitchen 11'10" x 9'6" (3.62 x 2.92)
Fitted with a range of high and low level units, laminate work surfaces with tiled splashback areas over. Electric hob with an integrated extractor fan over. Other integrated appliances include an eye level oven and grill, and fridge. Matching breakfast bar. Tiled floor.

Utility Room 8'2" x 7'11" (2.51 x 2.43)
Fitted with a range of eye and low level units, laminate work surfaces. Stainless steel sink with tiled splash back area over. Plumbed for washing machine with space for a large chest freezer.



First Floor

Landing 9'2" x 5'7" (2.81 x 1.71)

Built in wardrobe.

Bedroom 1 11'3" x 9'9" (3.45 x 2.98)

Bedroom 2 14'1" x 11'1" (4.3 x 3.4)

Dual aspect.

Bedroom 3 8'7" x 8'0" (2.62 x 2.44)

Bathroom 7'9" x 6'0" (2.37 x 1.83)

Fitted with a cream suite, including a bath, wash hand basin and W/C. Fully tiled walls. Built in hot press.

Outside

Adjoining Garage 21'11" x 11'0" (6.7 x 3.37)

Located to the right hand side of the property.

Roller door. Pedestrian door to the rear. Lights and power.

Garage 19'4" x 8'9" (5.9 x 2.68)

Located to the left hand side of the property. Roller door. Pedestrian door to the rear. Lights and power.

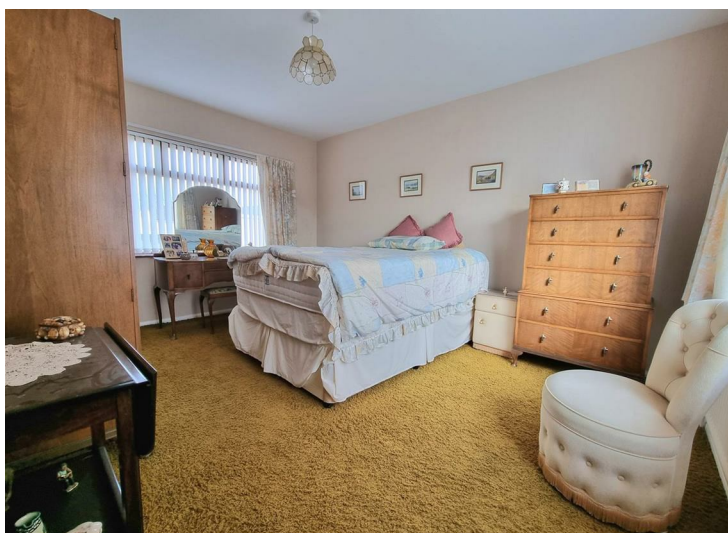
Gardens

The front garden is hardscaped for easy maintenance, with a dual pavia brick driveway and mature flower beds.

The fully enclosed back garden is laid in lawn with a paved patio area, mature shrubs and flower beds, and an excellent degree of privacy.

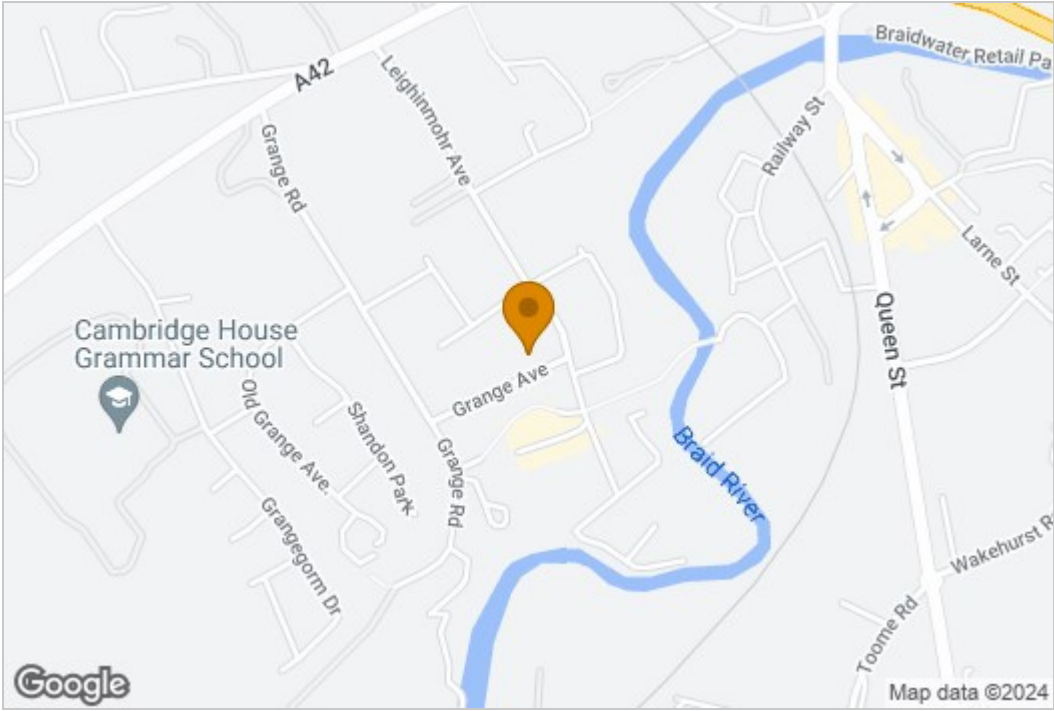
Tenure

The property is long term leasehold (remaining period to be confirmed), with a ground rent of £9 per annum.

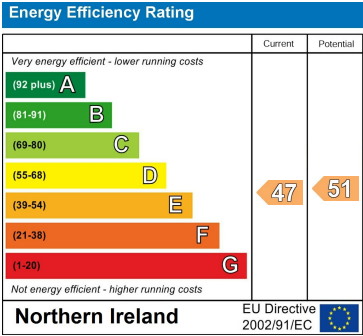




Area Map



Energy Efficiency Graph



Harry Clarke & Company is a trading entity of Harry Clarke & Company Limited. Registered in N.I. Company Number NI643802

Disclaimer-These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in it's employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.

42 Mill Street, Ballymena BT43 5AE || 028 256 48829 || info@harryclarke.co.uk

