



## 97 Huntingdale Grange

Ballyclare, BT39 9XY

Offers over £269,950



# 97 Huntingdale Grange

, Ballyclare, BT39 9XY

Offers over £269,950



Situated within the well-established and popular Huntingdale development in Ballyclare, 97 Huntingdale Grange offers a deceptively spacious five-bedroom, 3 reception chalet bungalow ideal for a range of buyers, particularly growing families seeking flexible accommodation in a convenient location.

The property provides well-proportioned living space throughout, including two reception rooms and a bright sunroom complete with a multi-fuel burning stove in two of the reception areas, creating a warm and inviting space to relax or entertain. The fitted kitchen features integrated appliances along with an informal dining area, perfect for everyday family living.

Accommodation is thoughtfully arranged with a convenient downstairs shower room and a family bathroom on the first floor, while the five bedrooms offer excellent versatility for family use, guest rooms, or home working.

Externally, the property benefits from front and rear gardens along with a detached single garage. Ideally located just off the Doagh Road, the home is within easy walking distance of Ballyclare town centre, its local amenities, and several leading schools.

Offering generous accommodation in a convenient and sought-after setting, this attractive home is sure to appeal to a wide range of purchasers.

## HALLWAY

20'8 x 6'1 & 13'3 x 3;5 (6.30m x 1.85m & 4.04m x 0.91m;1.52m)

uPVC front door with feature glazed inset and matching side panels. Laminate wood effect flooring. Access to storage.

## STORAGE

2'7 x 7 (0.79m x 2.13m)

## STORAGE

5'9 x 1'10 (1.75m x 0.56m)

## BEDROOM 2

13'2 x 11'8 (4.01m x 3.56m)

Feature wood paneling. Built in wardrobes. Laminate wood effect flooring.

## LOUNGE

15'5 x 11'8 (4.70m x 3.56m)

Feature multi fuel burning stove with tiled inset and matching hearth. Wood surround and mantle.

## FITTED KITCHEN

14'6 x 10'6 (4.42m x 3.20m)

Range of high and low level units with contrasting formica worktops. Ceramic sink unit with drainer and mixer taps. Space for Rangemaster cooker. Integrated stainless steel extractor fan. Integrated dishwasher. Integrated fridge freezer. Breakfast bar area. Tiled flooring. Tiled splashback. Access to rear garden.

## BEDROOM 3

9'1 x 10'7 (2.77m x 3.23m)

Laminate wood effect flooring. Cornice ceiling.

## DINING ROOM

9'10 x 10'7 (3.00m x 3.23m)

Ceramic tiled flooring. Cornice ceiling.

## SUNROOM

13'1 x 12'11 (3.99m x 3.94m)

Feature multi fuel burning stove. Ceramic tiled flooring. Recessed spotlights. Patio doors leading to rear garden.

## DOWNSTAIRS BATHROOM

5'7 x 5'8 (1.70m x 1.73m)

White suite comprising fully enclosed shower unit. Low flush W/C. Pedestal wash hand basin with mixer taps. Heated chrome towel rail. Partially tiled walls. Tiled flooring.

Tel: 02893438090

## FIRST FLOOR

### BEDROOM 1

16'3 x 11'10 (4.95m x 3.61m)

Feature wood paneling. Access to eve storage.

### EVE STORAGE

7'10 x 11'10 & 6'4 x 9'11 (2.39m x 3.61m & 1.93m x 3.02m)

### BEDROOM 4

7'10 x 10'7 (2.39m x 3.23m)

Access to eve storage

### EVE STORAGE

7'10 x 10'7 (2.39m x 3.23m)

### BEDROOM 5

10'7 x 7'8 (3.23m x 2.34m)

Access to eve storage.

### EVE STORAGE

6'4 x 10'7 (1.93m x 3.23m)

### BATHROOM

9 x 9 (2.74m x 2.74m )

White suite comprising tiled bath with mixer taps and hand held shower. Fully enclosed shower unit. Pedestal wash hand basin with mixer taps. Low flush W/C. Tiled flooring. Fully tiled walls.

## LANDING

10'3 x 4'5 (3.12m x 1.35m)

Access to storage. Access to roofspace.

## STORAGE

3'8 x 3'9 (1.12m x 1.14m )

## GARAGE

20'1 x 12'2 (6.12m x 3.71m)

Light and power. Up and over door.

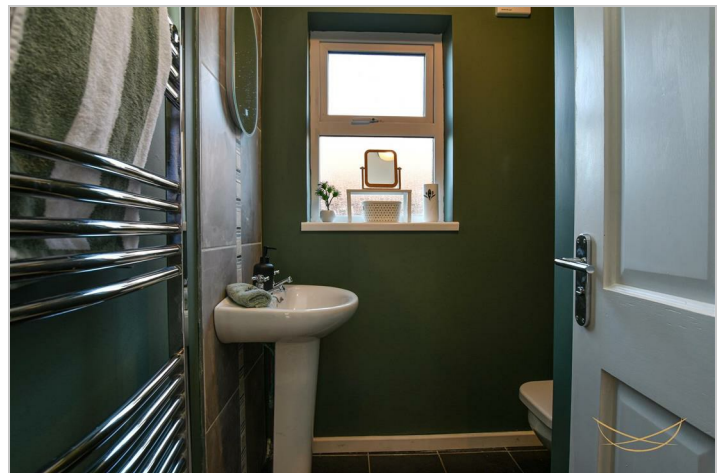
## OUTSIDE

Rear enclosed garden with laid in lawns and feature paving. Large shed. Outdoor tap. Outdoor lighting.

Front laid in lawns bordered by flower beds and mature shrubbery. Tarmac finished driveway for multiple cars.

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.



Road Map



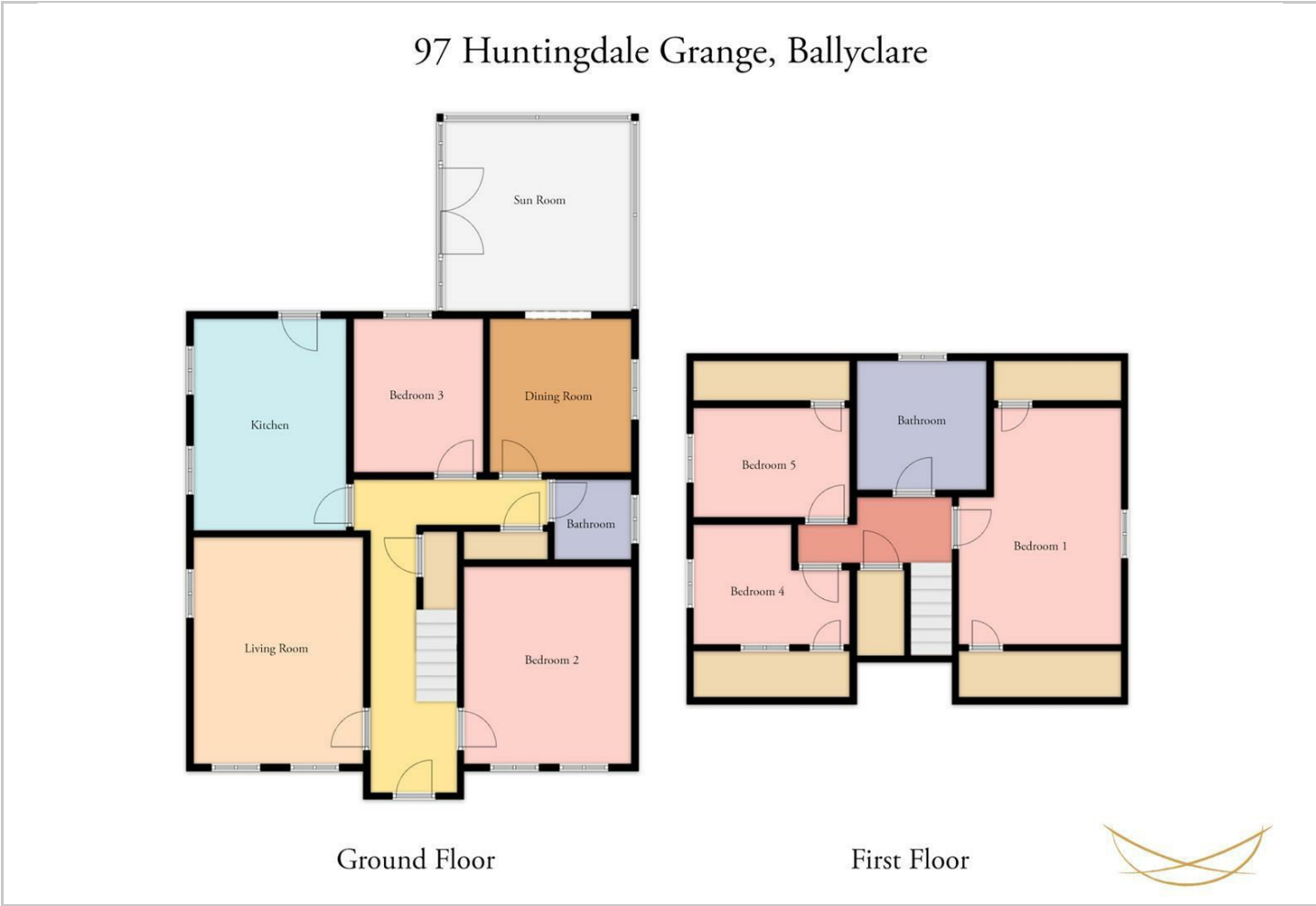
Hybrid Map



Terrain Map



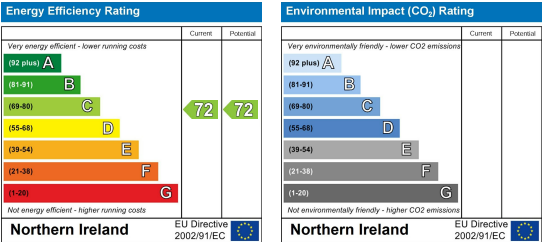
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.