



FOR SALE

43 Huntingdale Green
Ballyclare, BT39 9FL

Offers over £159,950



Nest Estate Agents are thrilled to bring to market this beautifully presented semi detached property in the ever popular Huntingdale development in Ballyclare. Situated just off the Doagh Road in Ballyclare the property is within walking distance to local schools, shops, coffee shops, parks and other amenities.

Internally the property has three bedrooms, a spacious lounge, a modern fitted kitchen, sunroom and a family bathroom suite.

Externally the property benefits from a rear enclosed garden and a front garden. There is a stoned private driveway, which holds up to three cars, leading to a detached garage.

We anticipate there will be a high level of interest in this property, therefore early inspection is strongly recommended.

HALLWAY 6'2" x 3'7" (1.9m x 1.1m)
uPVC front door, tiled floor finished in taverline natural stone.

LIVING ROOM 12'1" x 15'6" (3.7m x 4.74m)
Laminate wood effect flooring, ornate feature open fire place with brick feature and tiled hearth. Access to storage.

STORAGE 2'11" x 6'1" (0.9m x 1.87m)

FITTED KITCHEN 15'8" x 11'3" (4.8m x 3.45m)
Modern fitted kitchen with a range of high and low level units, stainless steel sink unit with drainer and mixer taps, integrated electric oven, gas hob, stainless steel extractor fan, space for fridge freezer, space for washing machine, tiled floor, tiled splashback, sliding doors leading to sunroom.

SUNROOM 11'9" x 6'6" (3.6m x 2m)
Solid oak wood flooring, double doors leading to rear garden.

BEDROOM 1 13'7" x 9'3" (4.16m x 2.84m)
Laminate wood effect flooring.

BEDROOM 2 13'3" x 9'0" (4.06m x 2.76m)
Laminate wood effect flooring.

BEDROOM 3 8'8" x 6'3" (2.66m x 1.93)
Laminate wood effect flooring.

BATHROOM 8'1" x 6'0" (2.48 x 1.85)
Modern white bathroom suite comprising paneled bath with mixer taps and overhead shower, low flush W.C, pedestal wash hand basin with mixer taps, floor and wall splash back tiled with taverline natural stone

LANDING 6'0" x 9'8" (1.85 x 2.97)
Access to storage, access to roofspace.

STORAGE 2'1" x 3'8" (0.66m x 1.14m)

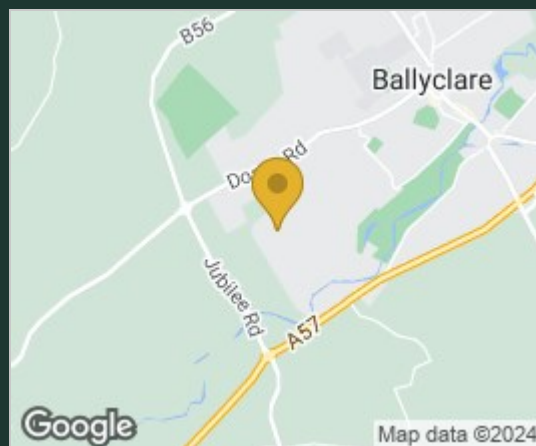
GARAGE 15'7" x 9'4" (4.77m x 2.87m)

OUTSIDE
Enclosed rear garden with decking area and artificial grass, outside tap. Decking area fitted with integrated lights.

Grass area to front, private stoned driveway with space for four vehicles.

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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
Northern Ireland			Northern Ireland		

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.

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