



# 1 Margaret Avenue

Ballyclare, BT39 9HW



Offers over £149,950



Nest Estate Agents are thrilled to bring to market this stunning three bedroom end-terrace property within Margaret Avenue, Ballyclare. This property will appeal to a range of buyers including those looking to downsize and those wishing to purchase their first home. This property has been extremely well looked after by the current owners and has had extensive upgrades throughout in all areas. Overall the property comprises entrance hall, family lounge, fitted kitchen with informal dining, three bedrooms and modern bathroom suite. The property sits on a large site which offers plenty of off road parking, detached garage, car port and low maintenance patio area. Other attributes include Oil fired central heating (new Grant boiler recently installed), new uPVC windows and doors along with additional dry verge system. This property is conveniently located within walking distance to Ballyclare High School and Jigsaw Day Nursery, it is within a short distance to other local amenities such as shops, cafes, bars, coffee shops and the thriving town square of Ballyclare.

We anticipate there will be high interest in this property and encourage early viewing to avoid disappointment. Contact Nest to arrange a viewing on 028 9343 8090

HALLWAY 10'3" x 6' (3.12m x 1.83m)

Composite external door with glazed insets and side panels. Tiled flooring. Cornice ceilings. Access to under stairs storage.

LIVING ROOM 10'9" x 11'10" (3.28m x 3.61m)

Wood effect laminate flooring. Electric stove inset. Cornice ceilings. Oak effect integrated tv unit.

KITCHEN 17'3" x 10'8" (5.26m x 3.25m)

Range of high and low level units with recessed spotlights and contrasting formica worktops. Plumbed for appliances. Integrated oven and hob with overhead extractor fan. Tiled splashback. Alcove dining area.

STORAGE 2'2" x 2'10" (0.66m x 0.86m)

BEDROOM 1 10'11" x 11'11" (3.33m x 3.63m)

Wood effect laminate flooring. Range of built-in starplan wardrobes

BEDROOM 2 10'11" x 8'6" (3.33m x 2.59m)

Wood effect laminate flooring. Access to hot press.

BEDROOM 3 8'11" x 7'9" (2.72m x 2.36m)

Wood effect laminate flooring.

STORAGE 3'1" x 3'2" (0.94m x 0.97m)

BATHROOM 5'6" x 7'3" (1.68m x 2.21m)

Contemporary three piece bathroom suite comprising low flush w/c, panelled bath with overhead electrical shower unit with rainfall attachment. Tiled flooring. Partially tiled walls. Floating vanity unit with ceramic basin and chrome mixer taps. Tall floating storage unit with shelving.

LANDING 5'11" x 5'8" (1.80m x 1.73m)

Access to fully floored and insulated roofspace via pull down ladder. Partially enclosed storage space with access to water tank via separate access.

#### OUTSIDE

Off road parking for multiple vehicles finished in concrete. Patio area bordered by plants and shrubs. Fully sheltered car port. Detached garage. Fully enclosed rear garden with patio area bordered with plants and shrubs, surrounding wooden privacy fence.

GARAGE 12'1" x 20'8" (3.68m x 6.30m)

Electric roller door, power and light. OFCH boiler, uPVC ceiling. uPVC external door. Access to floored and insulated roofspace beyond the uPVC ceiling.

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.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email [hello@nestestateagents.com](mailto:hello@nestestateagents.com) or telephone 028 9343 8090.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 <sub>2</sub> emissions	
	72		
Northern Ireland EU Directive 2002/91/EC		Northern Ireland EU Directive 2002/91/EC	

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