



FOR SALE

24 Craighill Crescent

Ballyclare BT39 9ZP

Offers over £169,950



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Nest Estate Agents are delighted to bring to market this well maintained and beautifully presented semi detached home. Situated in the popular Craighill development this property offers convenience to a range of amenities such as local shops, coffee shops, public library and local schools.

This deceptively spacious home, offers bright and spacious accommodation throughout. Internally the property comprises of three double bedrooms, with the master bedroom benefiting from an ensuite and a white family bathroom suite. Spacious living room and a modern fitted kitchen open to the dining area. Additional benefits include downstairs WC, oil fired central heating, double glazing and a large rear garden.

With so many great attributes, well-proportioned accommodation, and an excellent location, we are confident demand for this property will be high and recommend your earliest internal inspection to truly appreciate everything this home has to offer.

HALLWAY

16'10x6'9 (5.13mx2.06m)

uPVC front door with glazed insets. Laminate wood effect flooring.

DOWNSTAIRS W.C

2'9x6'5 (0.84mx1.96m)

White suite comprising low flush W.C, pedestal wash hand basin with mixer taps, tiled floor. Tiled splashback.

LOUNGE

17'1x11'5 (5.21mx3.48m)

Feature open fire with wood surround and matching mantle, contrasting insert with matching hearth. Laminate wood effect flooring. Recessed spotlights.

KITCHEN/ DINING AREA

18'8x9'11 (5.69mx3.02m)

Excellent range of high and low level units with contrasting formica worktops. Integrated electric oven and hob, stainless steel extractor fan, stainless steel sink unit with mixer taps, integrated dishwasher, tiled floor, tiled splashback, recessed spotlights, patio doors leading to rear garden.

BEDROOM 1

11'5x12'4 (3.48mx3.76m)

Laminate wood effect flooring. Access to storage.

ENSUITE

5'9x5'5 (1.75mx1.65m)

White suite comprising with low flush W.C, vanity style wash hand basin with mixer taps, fully enclosed shower unit, tiled walls and tiled floors.

STORAGE

2'6x2'1 (0.76mx0.64m)

BEDROOM 2

10'1x11'11 (3.07mx3.63m)

Laminate wood effect flooring.

BEDROOM 3

9'2x8'4 (2.79mx2.54m)

Laminate wood effect flooring.

BATHROOM

6'11x7'6 (2.11mx2.29m)

White suite comprising paneled bath with mixer taps and hand held shower, low flush W.C, pedestal wash hand basin with mixer taps, tiled floor and tiled walls, recessed spotlights.

Tel: 02893438090

LANDING

10'1x6'11 (3.07mx2.11m)

Access to storage. Access to roofspace.

STORAGE

2'7x2'8 (0.79mx0.81m)

OUTSIDE

Rear laid in lawn, paved seating area, outdoor tap and outdoor light.

Front laid in lawn and tarmac finished driveway with parking for three 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.



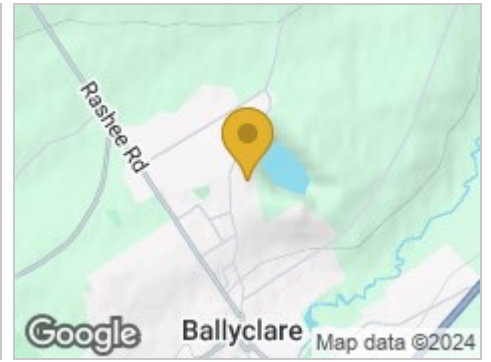
Road Map



Hybrid Map

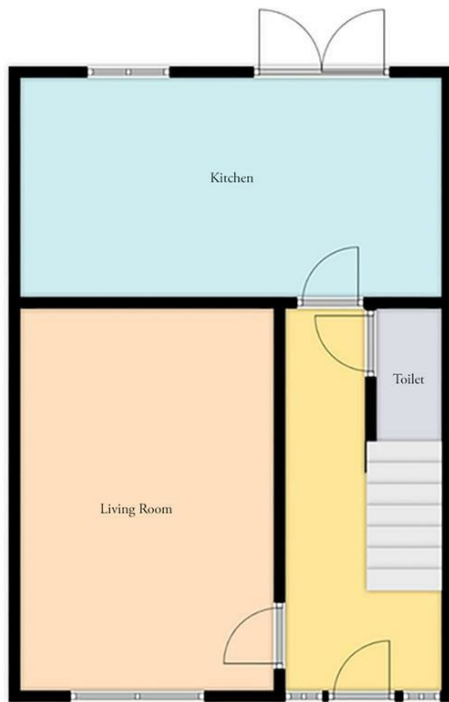


Terrain Map

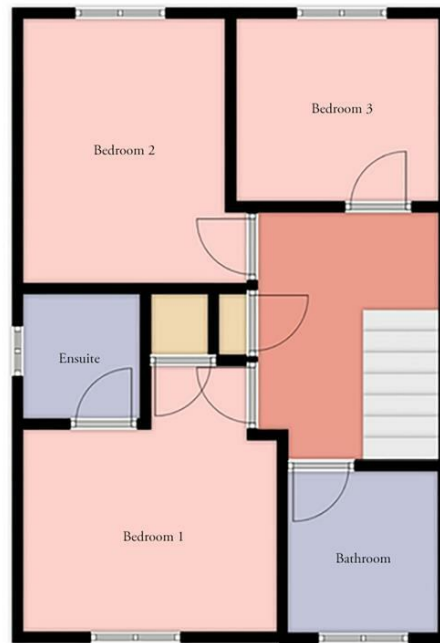


Floor Plan

24 Craighill Crescent, Ballyclare



Ground Floor



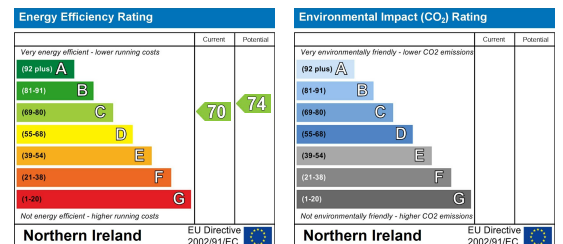
First Floor



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.