



FOR SALE

172 Ballynure Road

Ballyclare BT39 9AJ

Offers over £84,950



Nest Estate Agents are thrilled to present this deceptively spacious terrace property located on the Ballynure Road in Ballyclare.

The property benefits from a rear extension, offering even more space for your needs! Perfect for first-time buyers or those looking for a charming home with great potential. Internally the property comprises two bedrooms, a lounge, a white kitchen, a separate utility and a main bathroom. Externally there is an attached single garage with a driveway to the rear. There is also a front paved garden.

Located on the Ballynure Road this property offers ease of access to main routes to Belfast City Centre and the surrounding areas, whilst bypassing the main town of Ballyclare if necessary. Conveniently located close by are local parks, shops and other amenities.

**ENTRANCE**

uPVC front door with glazed panel inset. Overdoor glazed inset. Laminate wooden effect flooring.

**LIVING ROOM 10'11 x 10'11 (3.33m x 3.33m)**

Laminate wooden effect flooring. Feature electric fire with wood mantle and surround. Contrasting ceramic hearth and inset.

**KITCHEN/DINING ROOM 8'11 x 14'1 (2.72m x 4.29m)**

Farmhouse style white kitchen with contrasting formica worktops. Stainless steel 1.5 sink unit with drainer. Integrated extractor fan. Space for cooker/hob, space for washing machine. Tiled walls. Tiled floor. Access to storage.

**UTILITY 9'6 x 7' (2.90m x 2.13m)**

Power and light.

**GARAGE 18'1 x 14'1 (5.51m x 4.29m)**

Power and light.

**BEDROOM 1 12'6 x 14'1 (3.81m x 4.29m)**

**BEDROOM 2 7'9 x 10'11 (2.36m x 3.33m)**

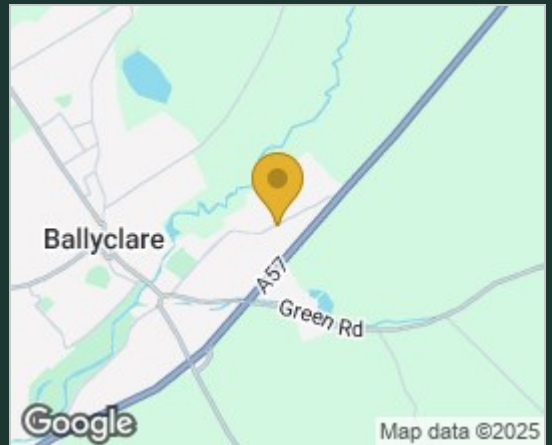
Access to storage,

**BATHROOM**

White fitted bathroom suite with paneled bath and overhead shower. Low flush W/C. Pedestal wash hand basin with mixer taps. PVC cladding to walls. Tiled floor.

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 <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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		56			69
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

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.