



FOR SALE

142 Rashee Road

Ballyclare, BT39 9JB



Asking price £90,000



Situated within a quiet and popular residential area of Ballyclare, 142 Rashee Road is a well-presented two-bedroom end-terrace property offering comfortable and modern accommodation, making it an excellent choice for first-time buyers, downsizers, or investors alike.

The property boasts a bright and spacious lounge, ideal for everyday living and relaxation, together with a contemporary fitted kitchen incorporating an informal dining area, creating the perfect space for family meals and entertaining. Upstairs, there are two well-proportioned bedrooms complemented by a modern bathroom suite finished to a high standard.

Externally, the home benefits from a generous rear garden providing excellent outdoor space for children, gardening enthusiasts, or those who enjoy outdoor entertaining. A detached single garage further enhances the property's appeal, offering valuable storage space or secure parking.

Conveniently located within walking distance of local shops, schools, and a wide range of everyday amenities, the property also enjoys excellent public transport links and easy access to commuter routes, making travel to surrounding towns and Belfast straightforward. Combining a peaceful setting with modern living and superb convenience, this attractive home is sure to attract strong interest from a variety of purchasers.

LOUNGE 12'11" x 14'6" (3.96 x 4.42)

Feature fireplace with tiled hearth. Wood mantle. Laminate wood flooring.

FITTED KITCHEN 7'0" x 14'6" (2.14 x 4.42)

Range of low level units with contrasting worktops. Stainless steel sink unit with drainer and mixer taps. Space for oven/hob. Integrated stainless steel extractor fan. Space for washing machine. Tiled splashback. Tiled flooring.

EXTENSION 13'2" x 12'9" (4.03 x 3.91)

BEDROOM 1 11'1" x 10'2" (3.39 x 3.12)

Built in storage.

BEDROOM 2 9'11" x 6'6" (2.97 x 2.00)

BATHROOM 7'2" x 6'9" (2.20 x 2.07)

White suite comprising paneled bath with mixer taps and overhead shower. Pedestal wash hand basin with mixer taps. Low flush W/C. Tiled splashback. Tiled flooring.

GARAGE 23'11" x 14'5" (7.30 x 4.41)

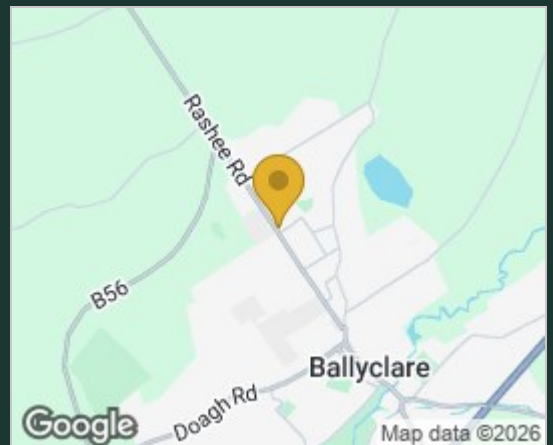
Light and power.

OUTSIDE

Front and rear gardens bordered by mature shrubbery.

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 Smart Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
		70			80
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.

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