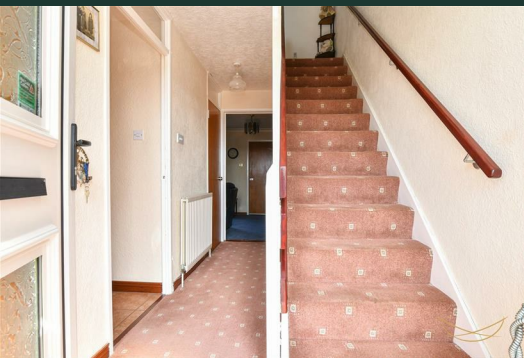




13 Grahamstown Park

Ballyclare, BT39 9RB



This well-presented mid-terrace property offers a fantastic opportunity for first-time buyers or investors. Boasting three well-proportioned bedrooms, the home features a spacious lounge, a fitted kitchen with an informal dining area, and a white bathroom suite. The enclosed rear garden provides a private outdoor space ideal for relaxing or entertaining. While the property would benefit from some minor updating, it presents great potential and represents excellent value in a sought-after location. Early viewing is recommended to fully appreciate what this home has to offer.

HALLWAY 5'6" x 13'7" (1.68m x 4.14m)
uPVC front door with side glazed panels and glazed feature insets. Access to storage.

STORAGE 1'10" x 2'11" (0.30m'3.05m" x 0.61m'3.35m")

FITTED KITCHEN 13'7" x 15'6" (3.96m'2.13m" x 4.57m'1.83m")
Range of high and low level units with contrasting formica worktops. Stainless steel 1.5 sink bowl unit with mixer taps. Integrated electric oven. Integrated gas hob. Integrated fridge freezer. Integrated extractor fan. Space for washing machine. Tiled flooring. Tiled splash back.

TOILET 2'5" x 5'2" (0.61m'1.52m" x 1.52m'0.61m)
White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps.

STORAGE 6'6" x 2'9" (1.83m'1.83m" x 0.61m'2.74m")

LIVING ROOM 19'9" x 10'6" (5.79m'2.74m" x 3.05m'1.83m")
Feature electric fire with wood ornate surround and mantle. Contrasting tiled inset with matching mantle. Cornice ceilings.

REAR HALL 5'11" x 3'3" (1.52m'3.35m" x 0.91m'0.91m")

BEDROOM 1 14'9" x 8'11" (4.27m'2.74m" x 2.44m'3.35m")
Access to storage. Cornice ceilings.

BEDROOM 2 9'7" x 12' (2.74m'2.13m" x 3.66m')
Access to storage.

STORAGE 5'11" x 2'3" (1.52m'3.35m" x 0.69m)

BEDROOM 3 9'10" x 11'7" (2.74m'3.05m" x 3.35m'2.13m")
Cornice ceilings.

BATHROOM 6'10" x 5'6" (1.83m'3.05m" x 1.52m'1.83m)
White suite comprising with paneled bathroom with over head shower and mixer taps. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splash back.

LANDING 10'11" x 9'6" (3.05m'3.35m" x 2.74m'1.83m")
Access to roofspace. Access to storage.

STORAGE 3'10"x 2'2" (0.91m'3.05m"x 0.61m'0.61m")

STORAGE 3'1" x 2'11" (0.91m'0.30m" x 0.61m'3.35m")

OUTSIDE
Rear enclosed paved garden. Front enclosed garden bordered by feature stone.

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		
	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		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			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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