



**26 Ballyclare Road
 Glengormley, Newtownabbey, BT36 5EX**

**Offers Around
 £97,500**

We are delighted to offer for sale this attractive end terrace which is located with walking distance to Glengormley town centre and all its local amenities and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises; entrance hall, lounge / dining with feature fireplace and wood laminate flooring and a fitted kitchen with built in oven & hob, space for appliances and access to rear.

Upstairs there are two bedrooms and a bathroom with white suite

Other benefits include PVC double glazing and oil heating.

Outside there is access to side via a right of way leading to a large detached garage, paved area to front for off street parking and garden to rear with paved patio and decking area.

Early viewing recommended !!

26 Ballyclare Road

Glengormley, Newtownabbey, BT36 5EX



- End Terrace
- Maple Fitted Kitchen
- Detached Garage
- 2 Bedrooms
- White Bathroom Suite
- Garden To Rear
- Lounge / Dining
- Double Glazing / Oil

ACCOMMODATION COMPRISE

GROUND FLOOR

ENTRANCE HALL

Pvc double glazed front door, wood laminate flooring

LOUNGE / DINING

22'9" x 12'9" (6.93m" x 3.89m")
Feature fireplace with tiled inset, oak surround, gas inset fire, wood laminate flooring, two radiators, under stairs storage

KITCHEN

10'7" x 9'2" (3.23m" x 2.79m")
Modern range of maple effect high and low level units, formica worktop, single drainer stainless

steel sink unit, built in stainless steel oven, hob, splashback, extractor fan, plumbed for washing machine, fridge / freezer space, partly tiled walls, tiled floor, radiator, pvc double glazed back door

FIRST FLOOR

LANDING

BEDROOM 1

11'10" x 10'1" (3.61m" x 3.07m")
Feature cast iron fireplace, radiator, built in wardrobe with hotpress

BEDROOM 2

10'7" x 8'3" (3.23m" x 2.51m")
Radiator

BATHROOM

White suite comprising bath, electric shower, low flush wc, pedestal wash hand basin, fully tiled walls, tiled floor, wall mounted electric heater

OUTSIDE

Access to side leading to a detached garage with up and over door, light, oil boiler
Paved area to front for off street parking.
Garden to rear with paved patio and decking area
Oil tank



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		54
(39-54) E	37	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



****Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order****

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. Your home may be repossessed if you do not keep up your repayments on your mortgage.

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