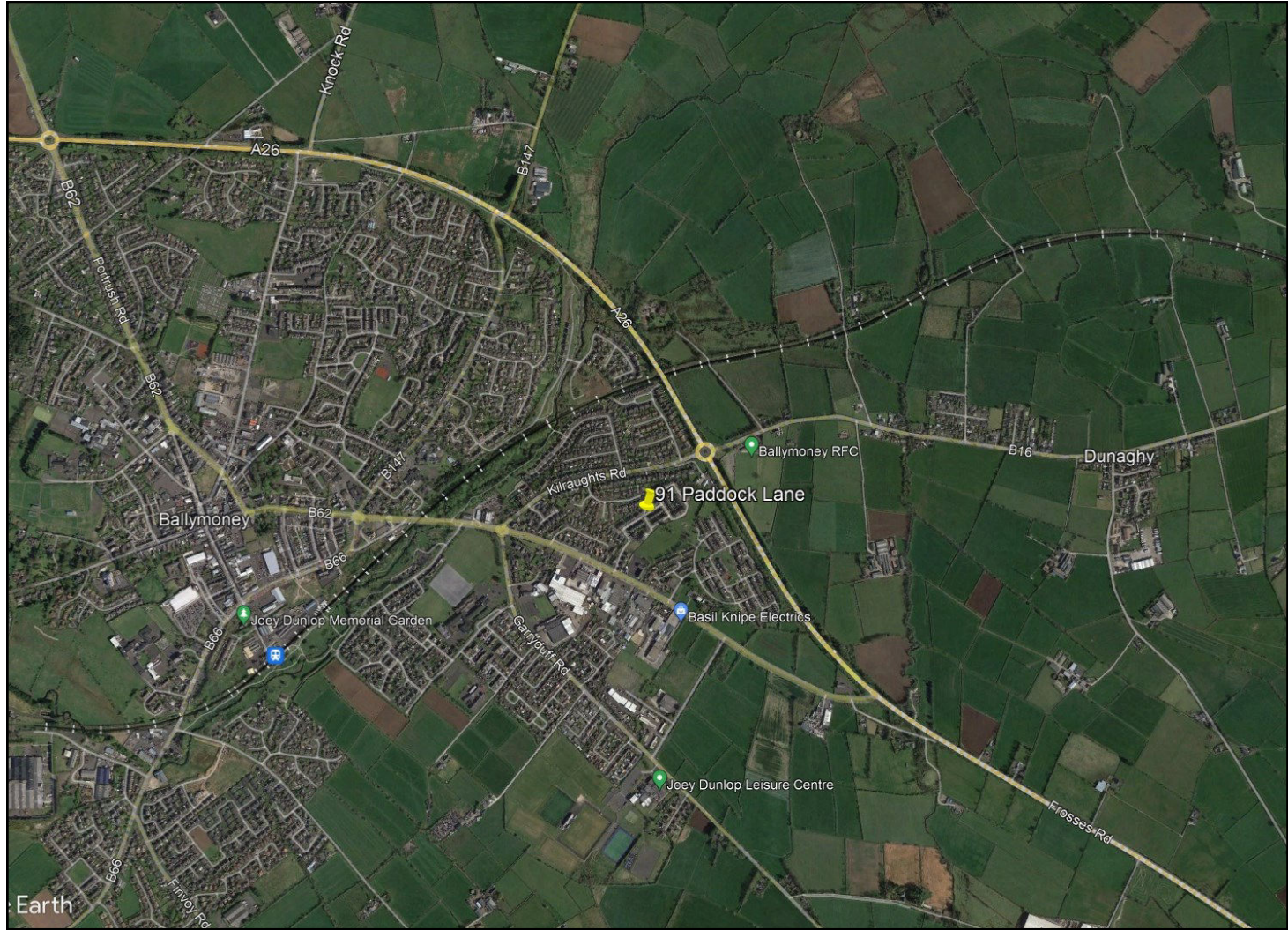




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To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

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 & Company Limited  
 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

64 The Promenade Portstewart BT55 7AF  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**BALLYMONEY**

91 Paddock Lane

BT53 7FH

Offers Over £175,000

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A most attractive and very well maintained three bedroom semi-detached house situated in a popular residential environment in the heart of Ballymoney. Having been constructed by well renowned McAlister Builders circa 2018, the property itself is in excellent decorative order throughout and offers bright and spacious accommodation right through. Situated within close proximity to the town centre the property also offers those wishing to commute ease of access to further afield. This home should appeal to a wide spectrum of potential purchasers. The selling agent strongly recommends early internal inspection.

As you are leaving the town centre on the Ballymena Road, travel past McCool's Supervalu and go straight across the roundabout. Take your second left into Paddock Lane and No 91 will be the sixth house on your right hand side just before the communal green.

**ACCOMMODATION COMPRISES:**

**Entrance Hall:**

4'6 wide with laminate wood floor.



**Separate w.c.:**

With wash hand basin set in vanity unit, tiled floor.



**Lounge:**

With laminate wood floor, recess with multi-fuel stove set on tiled hearth. 15'5 x 13'5



**Kitchen / Dining:**

With stainless steel sink unit, high and low level units, integrated oven and hob with stainless steel extractor fan above, integrated fridge freezer and dishwasher, drawer bank, saucepan drawers, tiled floor, recessed lighting, patio doors to rear. 15'3 x 12'4



**Utility Room:**

With stainless steel sink unit, high and low level units, plumbed for automatic washing machine.



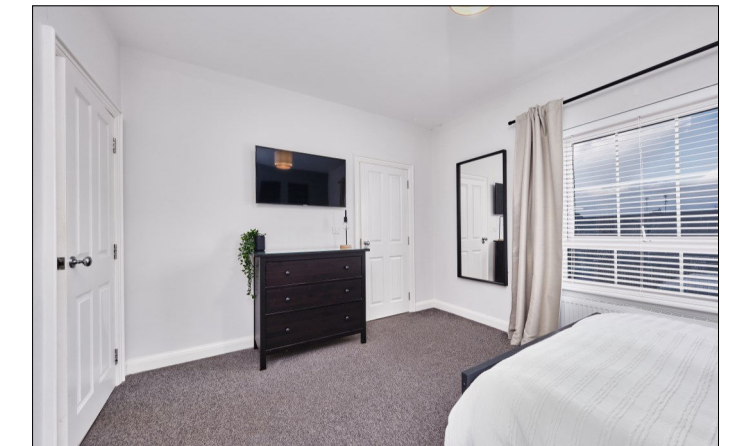
**FIRST FLOOR:**

**Landing:**

With storage cupboard.

**Bedroom 1:**

13'4 x 11'8





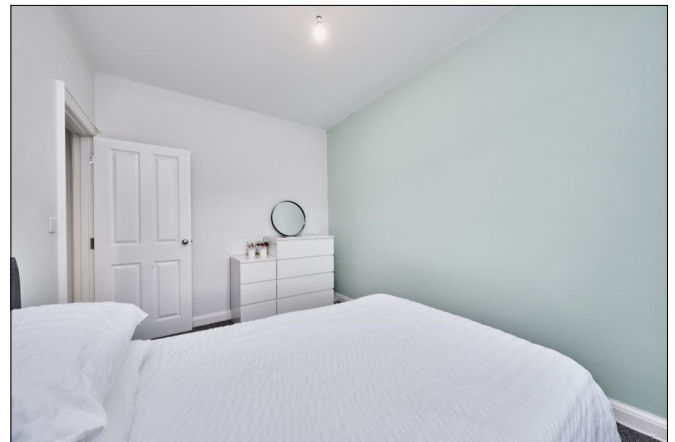
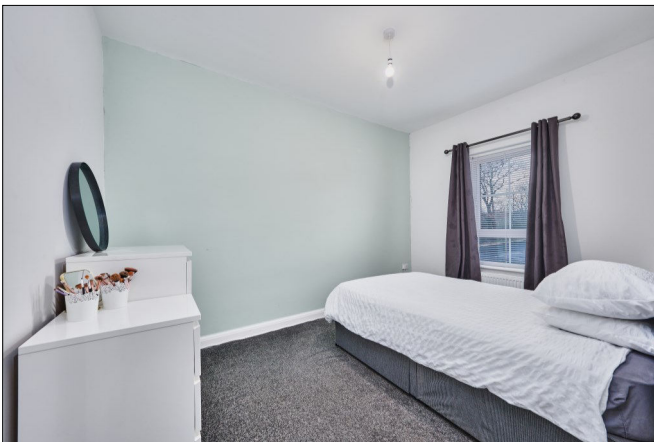
**Ensuite Shower Room:**

With w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle, recessed lights, tiled floor.



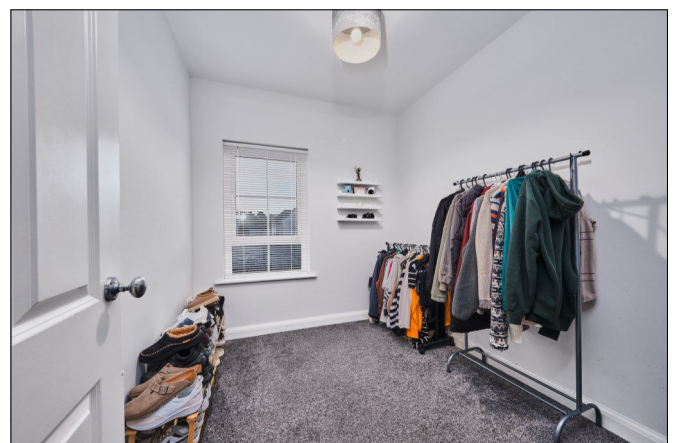
**Bedroom 2:**

12'8 x 9'1



**Bedroom 3:**

9'4 x 8'0



**Bathroom:**

With white suite comprising w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle, bath, chrome towel rail, recessed lights, tiled floor.

**EXTERIOR FEATURES:**

Outside to rear there is a fenced in lawn and paved patio area. Garden to front laid in lawn with hedge and driveway to side.

**SPECIAL FEATURES:**

- \*\* Gas Fired Central Heating
- \*\* PVC Double Glazed Windows & Doors
- \*\* Space For Garage
- \*\* Popular Residential Area
- \*\* Very Good Decorative Order Throughout

**CAPITAL VALUE:**

£95,000 (Rates: £883.98)

**TENURE:**

To Be Confirmed

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a future Management Company which will be formed to maintain communal areas etc.