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NETWORK STRENGTH – LOCAL KNOWLEDGE

16 HAWTHORN RISE, BALLYWALTER, BT22 2UG

OFFERS AROUND £187,500

Located within walking distance of the seafront and beach, this well presented three bedroom semi-detached property offers comfortable accommodation in a convenient location, close to local amenities, schools and main arterial routes.

The property comprises a spacious entrance hall, convenient under stair WC and a generous living room featuring an open fireplace. To the rear, the open-plan kitchen and dining room provides a practical space for everyday living and entertaining, with plumbing provided for appliances.

On the first floor, there are three well proportioned bedrooms, a hot press with useful storage and a family bathroom fitted with a white suite.

Externally, the property benefits from a stoned driveway and enclosed front garden, while to the rear is a fully enclosed garden with convenient bin access.

Further benefits include oil-fired central heating and uPVC double-glazed windows.

Ideally suited to a range of buyers, this property offers an excellent opportunity to acquire a comfortable family home with no onward chain and within easy reach of the coast and local amenities. Early viewing is highly recommended.

Key Features

- Spacious Three Bedroom Semi-Detached Property
- Open Plan Living Space With Open Fireplace
- Modern Kitchen Plumbed For Appliances
- Spacious Family Bathroom Comprising Of White Suite And Downstairs W/C
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Fully Enclosed Front And Rear Garden With Off Street Parking
- Located Within Walking Distance Of The Seafront, Beach, Local Amenities And Main Arterial Routes
- Early Viewing Recommended And No Onward Chain

Accommodation Comprises:

Entrance Hall
Tiled flooring.

W/C
White suite comprising low flush w/c, pedestal wash hand basin with mixer tap, tiled flooring and extractor fan.

Living Room
10'0" x 18'1"
Wood laminate flooring, open fireplace with tiled hearth, cast iron surround and wooden mantle.

Kitchen/Dining Room
16'7" x 13'6"
Range of high and low level units, laminate work surfaces, single drainer stainless steel sink unit with mixer tap, integrated oven, four ring electric hob, integrated extractor fan, plumbed for washing machine, space for fridge/freezer, tiled flooring, door to enclosed rear garden.

First Floor

Landing
Hot press and storage.

Bedroom 1
8'8" x 12'9"
Double bedroom.

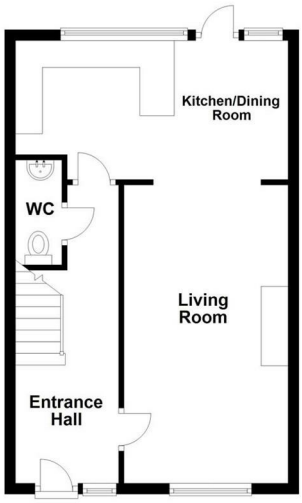
Bedroom 2
8'7" x 12'10"
Double bedroom.

Bedroom 3
7'8" x 9'3"

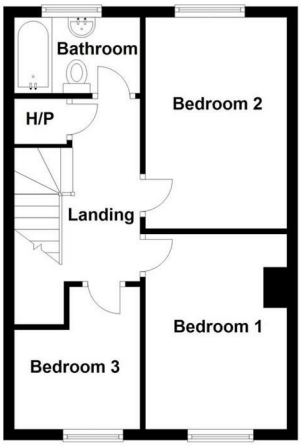
Bathroom
White suite comprising panelled bath with mixer tap, wall mounted overhead shower, shower screen, pedestal wash hand basin with mixer taps, low flush w/c, partially tiled walls and extractor fan.

Outside
Front - Stoned driveway with space for two vehicles, enclosed front garden, area in lawn, paved walkway to front door.
Rear - Fully enclosed, fully paved, outside tap and light, oil fired boiler, PVC oil tank, raised flowerbeds, access for bins.

Ground Floor

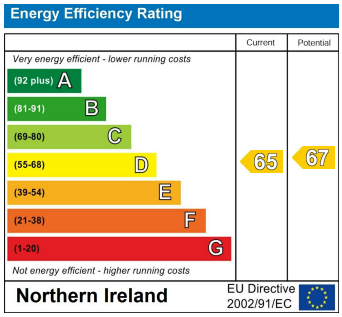


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

16 Hawthorne Rise, Ballywalter



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How much deposit will I need? What are my monthly repayments going to be?
To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.
Your home may be repossessed if you do not keep up repayments on your mortgage.
We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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