

1 Brookfield Heights, Ballyclare, BT39 0TS



- Well Presented Semi Detached Home
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Modern Shaker Style Kitchen Open into Dining Room
- First Floor Bathroom Suite
- Matching Detached Garage to Rear with Lights and Power
- Private Enclosed Hard Landscape Garden to Rear
- Immaculately Presented Throughout
- PVC Double Glazed/Oil Fired Central Heating
- Highly Popular Established Residential Location

PRICE Offers Over £164,950

Ideally positioned within the ever popular Burnside area of Doagh, on an elevated site enjoying an open aspect and far reaching rural views to the front. This beautifully presented semi detached home is an excellent opportunity for first time buyers. Enjoying a well planned living layout, briefly comprising a spacious lounge with feature fireplace, modern shaker style fitted kitchen open into dining room, three well proportioned bedrooms and a recently refurbished bathroom suite. Externally the property further benefits from a matching detached garage with power and lights and a private enclosed hard landscaped garden to rear. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

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Ballyclare
51 Main Street
Ballyclare
BT39 9AA
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Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

PVC double glazed front door with matching side screens into spacious well presented entrance hall. Quality Herringbone effect laminate flooring. Under stairs storage cupboard.

SPACIOUS LIVING ROOM 14'6" x 12'11"

Picture style window to front aspect with far reaching views over surrounding country side. Quality Herringbone effect laminate flooring.

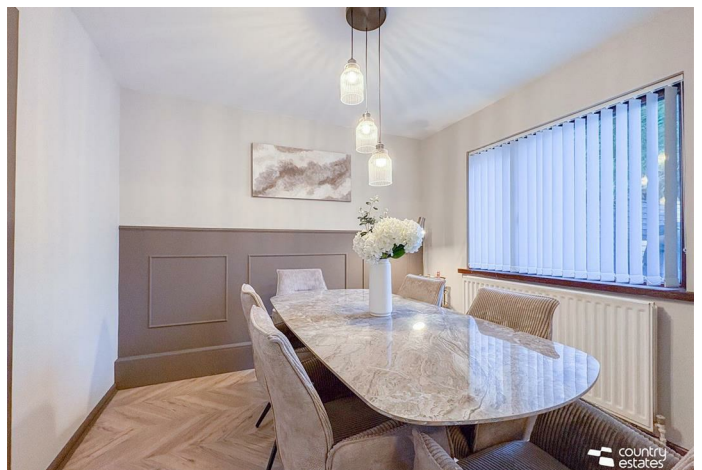


MODERN FITTED KITCHEN 16'6" x 9'8"

Equipped with a range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Space for free standing oven with over head angled extractor fan. Plumbed for washing machine. Space for tumble dryer. Space for free standing American style Fridge Freezer. PVC double glazed door to rear garden. Quality laminate flooring. Open into:

DINING ROOM

Quality Herringbone effect laminate flooring. Feature accent wall panelling.



FIRST FLOOR

Landing with shelved hot press cupboard. Access to roof space. Built in wardrobe/coat cupboard.

BEDROOM 1 12'2" x 9'9"

Built in wardrobe. Quality laminate flooring.

BEDROOM 2 12'2" x 9'9"

Presently used as home office. Quality laminate flooring.



BEDROOM 3 12'2" x 9'9"

Presently used as dressing room. Built in shelved storage cupboard.

WHITE BATHROOM SUITE

Comprising panel bath with fixed shower screen and electric shower unit over bath, vanity unit with wash hand basin and monobloc tap and a button flush WC. LVT flooring. PVC panelled walls. Chrome towel radiator.



OUTSIDE

Neat well maintained garden to front with steps to front door.

Paved walkway to side with pebbled garden for easy maintenance.

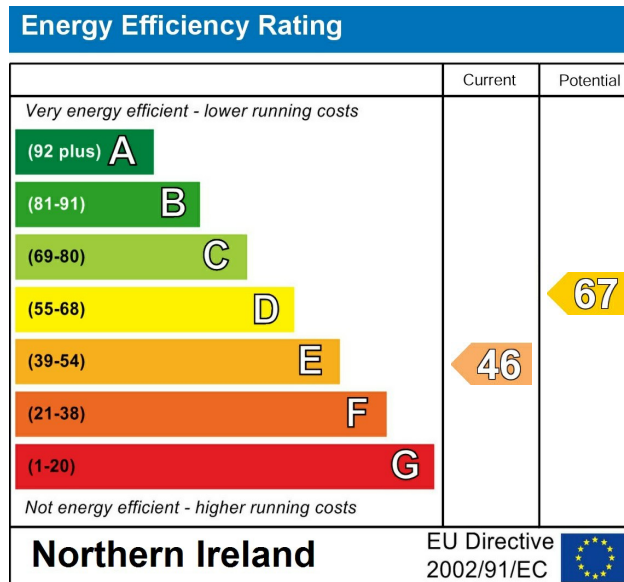
Private enclosed hard landscaped garden to rear. Flower beds stocked with a variety of shrubs. Outside tap.

Twin gate to rear to allow private parking.

DETACHED GARAGE

With up and over door. Equipped with lights and power.





IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

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