info@country-estates.com www.country-estates.com

7 The Brooks, Doagh, BT39 0NW

- **Delightful 2 Bedroom Townhouse**
- **Open Plan Living Kitchen/ Dining Area**
- **Highly Regarded Established Mews Style Development And Excellent First Time Buy**
- **Contemporary Shaker Style Fitted Kitchen**
- **Fitted Utility Space Plumbed For W.c**
- **Modern Bathroom/ 3 Piece Suite With Shower Attachment**
- **PVC Double Glazed Windows**
- **Gas Fired Central Heating/ Pressurised Water System**
- **Resident And Visitors Parking Bays**
- **Alarm System**

PRICE Offers Over £139,950

Well presented 2 bedroom town house situated on a prominent site within this new Mews style development in Burnside Village. Perfect for first time buyers and investors alike searching for a modern home at a realistic price. Viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: **(028) 9446 6777**

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel : **(028) 9334 0726**

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel : **(028) 9083 0803**

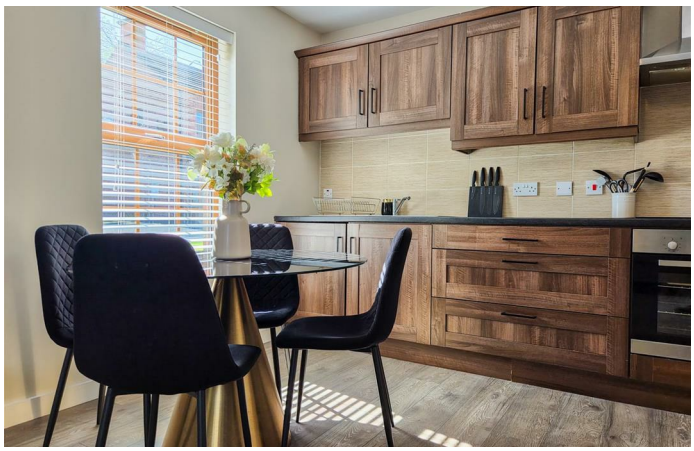
ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL
Hardwood cottage style door. Ceramic tile floor. Stairwell to first floor. Internal oak veneer doors with chrome door handles throughout.

OPEN PLAN LOUNGE/ KITCHEN/ DINING AREA 20'1" x 13'3"
Twin front windows together with gable side window. Laminate flooring throughout. TV and telephone point. Range of quality fitted high and low level units in walnut finish with contrasting work surfaces. Integrated fan assisted oven with hob and extractor fan all in stainless steel finish. Inlaid one and half bowl sink unit and mixer tap. Integrated fridge and integrated freezer. Integrated washer/ dryer. Co-ordinated wall tiling. Recessed unit lighting.

UTILITY ROOM
Range of fitted high and low level units in gloss white finish. Co-ordinated wall and floor tiling. Radiator installed.



FIRST FLOOR

LANDING
Walk in shelved store with electric light. Hanging space provided. Access to roof space. Part floored with electric light.

BEDROOM 1 11'10" x 9'8"

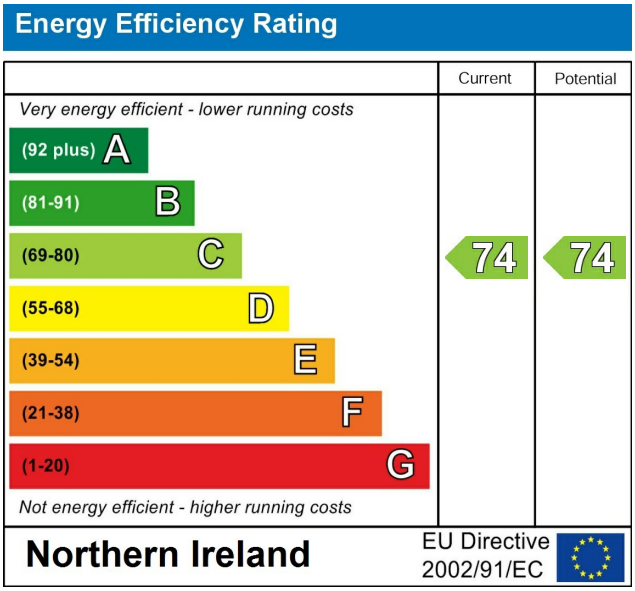
BEDROOM 2 9'8" x 7'10"

BATHROOM

With 3 piece white suite comprising panelled bath with mixer tap and shower fittings. Fixed shower screen. Push button w.c. Pedestal wash hand basin with single block mixer tap. Co-ordinated ceramic floor and wall tiling. Wall mounted mirrors and glazed shelf unit. Matching accessories.

OUTSIDE

Situated at the front of a small modern Mews style development in Burnside Village.
Ample car parking at front and gable side.
Communal bin store.
Gas fired central heating boiler.
Surrounding gardens are laid in lawns which are maintained by the management company.



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

The Mortgage Shop
You Talk. We Listen.
T: 028 9318 0002
Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?
If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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