


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>71</b>	<b>71</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

8 The Brooks, Doagh, Ballyclare, County Antrim, BT39 0NW

**Asking Price: £137,500**

 **Reeds Rains**

reedsrains.co.uk



The Brooks, Doagh, Ballyclare, County Antrim, BT39  
**Asking Price: £137,500**

EPC Rating: C

Viewing Strictly By Appointment!

**Description**

Reeds Rains present for sale this well presented mid townhouse located in the popular development of The Brooks, Burnside. The property itself comprises entrance hall, lounge with gas fire, kitchen with casual dining area, rear hall and furnished cloakroom. The first floor is complete with three bedrooms and a modern bathroom. Externally this home boasts private allocated parking and enclosed rear garden. Within walking distance to the local village it is within close proximity to shops, primary schools, play parks and public transport networks as well as Ballyclare Town Centre only a 5 minute drive away. Ideal for the first time buyer or buy to let investor.

**Entrance Hall**

Complete with tiled flooring.

**Lounge**

13'3" x 13'5" (4.04m x 4.1m)

Spacious lounge complete with wall mounted fire. Laminate flooring.

**Kitchen / Dinette**

11'5" x 11'1" (3.48m x 3.38m)

Range of high and low level units with matching worktop surfaces. Stainless steel sink and drainer unit. Electric hob and oven with stainless steel extractor fan overhead. Integrated appliances to include fridge freezer and dishwasher. Plumbed for washing machine. Tiled flooring and tiled splashback areas. Casual dining space.

**Rear Hallway**

Double glazed hardwood door to rear garden. Tiled floor.

**Downstairs WC**

Fitted two piece suite comprising pedestal wash hand basin and WC. Tiled flooring and tiled splashback areas.

**Stairs To First Floor Landing**

**Bedroom One**

12'3" x 8' (3.73m x 2.44m)

Double bedroom.

**Bedroom Two**

12'6" x 8'8" (3.8m x 2.64m)

Double bedroom.

**Bedroom Three**

8'3" x 6'10" (2.51m x 2.08m)

**Bathroom**

Modern fitted three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin and w.c. Fully tiled walls to bath. Laminate flooring.  
EXTERNAL

**Externally**

**Parking**

Spacious communal parking lot with allocated individual parking bays.

**Enclosed Rear Garden**

Enclosed garden with paved patio and lawned area. Outside tap and light.

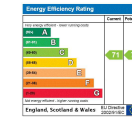
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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.