

2 Sixmile Manor, Ballyclare, BT39 9US



- Double Fronted End Townhouse
- 3 Bedrooms
- 1+ Reception
- Shaker Kitchen With Dining Aspect
- Detached Garage Plus Private Driveway
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Deluxe En Suite Shower Room
- Modern Family Bathroom
- Furnished Cloakroom

PRICE Offers Over £179,950

Positioned within a highly popular modern development. This attractive double fronted family home is an excellent purchase for a first time buyer searching for a home with a high level of finish throughout at a realistic price.

> 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

Front door into:-

WELL PRESENTED ENTRANCE HALL

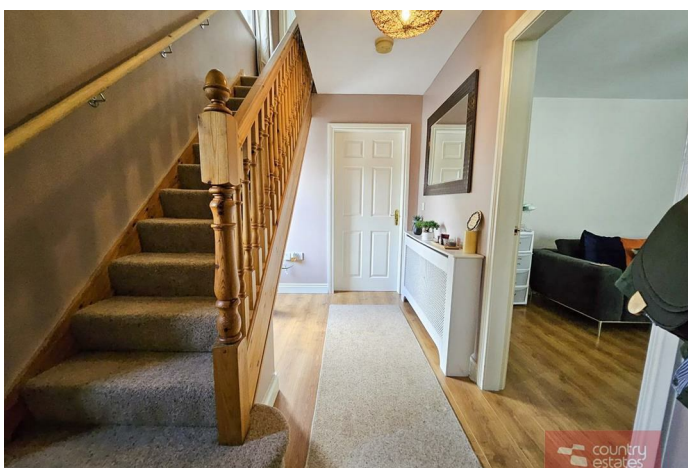
Quality laminate plank flooring.

MODERN FURNISHED CLOAKROOM

Comprising pedestal wash hand basin with tiled splashback and button flush w.c.

LOUNGE 17'7" x 11'8"

Into bay window. Attractive modern fireplace with cast iron inset and wooden surround. Quality laminate plank flooring.



DELUXE OPEN PLAN KITCHEN/ DINING AREA 10'11" x 19'2"

Equipped with a range of high and low level shaker style units with contrasting work surfaces. Single drainer stainless steel sink unit with mixer tap. A host of integrated appliances including eye level oven and built in microwave, 5 ring gas hob, overhead extractor fan housed in stainless steel canopy with glass hood and dishwasher. Part tiled walls. Tiled floor. External door to garden. Dual window aspect.



FIRST FLOOR

BEDROOM 1 10'5" x 11'11"

Built in modern double wardrobe. Laminate floor.

DELUXE EN SUITE

Comprising button flush w.c, vanity unit with monobloc tap and large shower enclosure with electric shower unit. Aqua waterproof laminate flooring.

BEDROOM 2 11'9" x 10'8"

Laminate floor.



BEDROOM 3 7'1" x 7'1"

Laminate floor. Dual window aspect.

DELUXE BATHROOM SUITE

Comprising button flush w.c, pedestal wash hand basin with monobloc tap and panelled bath with fixed shower screen and power shower unit. Part tiled walls. Tiled floor.



OUTSIDE

Neat garden to front in lawn.


Driveway to side leading to:-

DETACHED GARAGE 16'7" x 11'1"

With oil boiler. Power and light. Roller shutter door. Plumbed for washing machine. Stainless steel sink unit.

Private enclosed garden to rear in lawn screened by perimeter fence.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

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



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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