

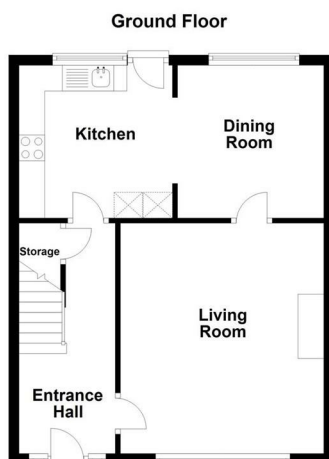


## 36 Brookfield Heights, Doagh, BT39 0TS

- Semi Detached Home
- Lounge; Separate Dining Room
- Bathroom; Four Piece Suite
- Private Driveway
- Village Setting
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

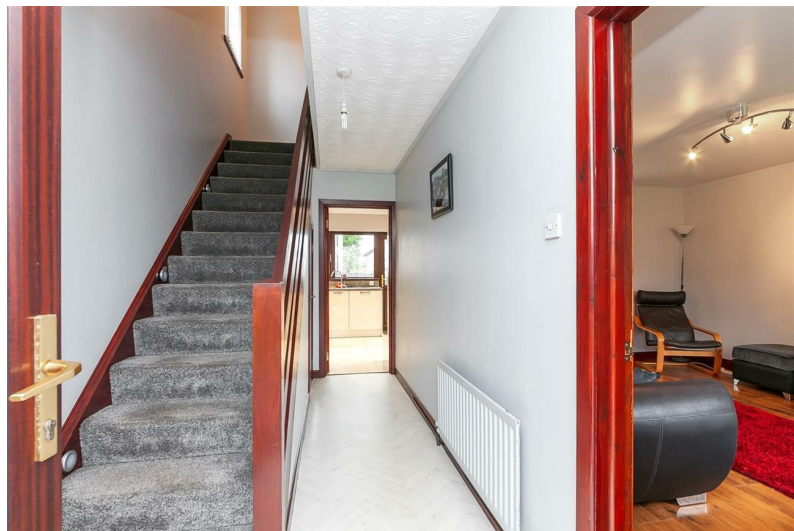
Offers Over **£134,950**

EPC Rating E



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanUp.

36 Brookfield Heights, Ballyclare





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching side screens. Stairwell to first floor. Access to under stairs store. Glass panelled doors to lounge and kitchen.

#### LOUNGE 14'9" x 12'11"

Open fire in tiled fireplace with mahogany surround. Wood laminate floor covering. Glass panelled door leading to:

#### DINING ROOM 9'9" x 9'4"

Tiled floor. Open arch leading to:



## **KITCHEN 9'10" x 9'9"**

Modern fitted, white, high gloss kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated, touch screen, induction hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Built in wine cooler. Upstands and splashback to walls to match work surface. Tiled floor. PVC double glazed door to rear garden.

## **FIRST FLOOR**

### **LANDING**

Access to hot press and roof space.

### **BEDROOM 1 12'4" x 9'10"**

Built in wardrobe.

### **BEDROOM 2 12'3" x 9'10"**

Wood laminate floor covering.

### **BEDROOM 3 9'5" x 8'9" (wps)**

Built in wardrobe/store.

### **BATHROOM**

White, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splashback tiling to walls.

### **EXTERNAL**

Front garden, finished in lawn.

Entrance porch.

External lighting.

Private driveway, finished in tarmac.

Paved patio and lawn to rear.

Outside tap.

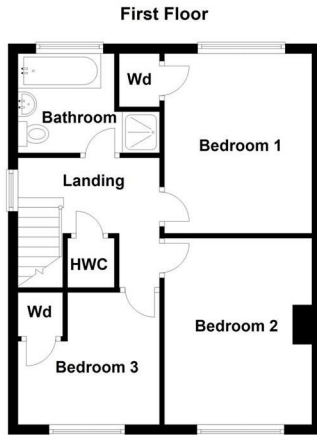
Oil fired central heating boiler.

PVC oil storage tank.

## **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**

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.





**Well presented, three bedroom, semi detached home, situated within the popular Brookfield Heights development, Doagh, Ballyclare.**

**The property comprises entrance hall, lounge, separate dining room, modern fitted kitchen, three well proportioned bedrooms, and bathroom, with white four piece suite.**

**Externally, the property enjoys private driveway and gardens front and rear, finished mainly in lawn.**

**Other attributes include oil heating and PVC glazing.**

**Ideal first time buy / buy to let investment alike.**

**Early viewing highly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	67
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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