



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



6 Bates Park, Greenisland

Offers in excess of: £193,500

reedsrains.co.uk

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Description

Exceptionally well presented semi detached property situated in a well regarded location close to the A2 to Belfast, Greenisland primary school and golf club. An ideal starter home or for those wishing to downsize the internal layout offers spacious lounge with double doors to excellent fitted kitchen/dining area, three bedrooms - master bedroom with en-suite and a luxury white bathroom suite. Enhanced further with a gas fired central heating system, double glazed windows, alarm system, driveway parking and private rear garden. An early viewing appointment comes highly recommended to appreciate all this fine home has to offer.

Entrance Hall

Tiled floor.

Lounge

17'5" x 11'1" (5.3m x 3.38m)

Feature fireplace with gas fire inset. Laminate wooden floor. Double doors to:

Kitchen/Dining Area

17'3" x 11'3" (5.26m x 3.43m)

Excellent range of fitted high and low level units. Built in hob and oven. Integrated fridge/freezer. Single drainer stainless steel sink unit with mixer tap. Extractor fan. Breakfast bar. Part tiled walls. Laminate wooden floor in dining area. Spotlights.

First Floor Landing

Master Bedroom

14'2" x 10'9" (4.32m x 3.28m)

Superb range of fitted robes.

En-Suite Shower Room

White suite comprising shower cubicle with wall mounted Triton electric shower, pedestal wash hand basin and low flush wc. Wall mounted mirror with light. Tiled floor.

Spotlights.

Bedroom 2

10'7" x 8'6" (3.23m x 2.6m)

Range of fitted robes with matching overhead storage.

Bedroom 3

8'6" x 6'4" (2.6m x 1.93m)

Laminate wooden floor.

Bathroom

Luxury white suite comprising panelled bath with telephone hand shower, wall hung wash hand basin and low flush wc. Spotlights. Tiled walls and floor.

Front Garden

Laid in lawn.

Enclosed Rear Garden

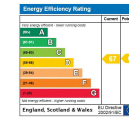
Private rear garden laid in lawn with paved patio area. Garden shed.

Driveway Parking

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carrmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

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.



For full EPC please contact the branch.