

15 The Brooks, Doagh, BT39 0NW



- Modern Semi Detached
- 3 Bedrooms
- 1 Reception
- De Luxe Fitted Kitchen With Range Of Integrated Appliances
- Modern White Bathroom Suite
- Highly Regarded Development
- PVC Double Glazing / Oil Fired Central Heating / Pressurised Water System
- Private Enclosed Rear Garden
- Private Driveway / Furnished Cloakroom
- Ideal First Time Buy/ Investment

PRICE Offers Over £155,000

Situated in a highly regarded mews style development within a popular village location. This beautifully presented 3 bedroom semi detached house enjoys a pleasant private rear garden with a delightful rural aspect. The property is an excellent purchase for a first time buyer and is finished to a high standard throughout. Perfect for the buyer searching for a well maintained 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

Hardwood glass panelled front door.

ENTRANCE HALL

Ceramic tiled floor. Staircase to first floor.

LIVING ROOM 13'4" x 12'4"

Contemporary focal point electric fire with remote control. Quality whitewashed effect laminate plank flooring. Recessed low voltage spot lights.

MODERN KITCHEN/ DINING AREA 11'6" x 11'2"

De luxe fitted kitchen with range of high and low level units in gloss finish with contrasting walnut effect work surfaces. Inlaid one and half bowl stainless steel sink unit with mixer tap and drying tray. Range of integrated appliances to include ceramic 4 ring hob with electric under oven and overhead stainless steel pyramid style extractor unit. Fridge freezer, dishwasher and automatic washing machine. Recessed under unit lighting. Ceramic tiled floor. Complementary wall tiling.



REAR HALL

Ceramic tiled floor. Hardwood double glazed back door accessing rear garden.

CLOAKROOM

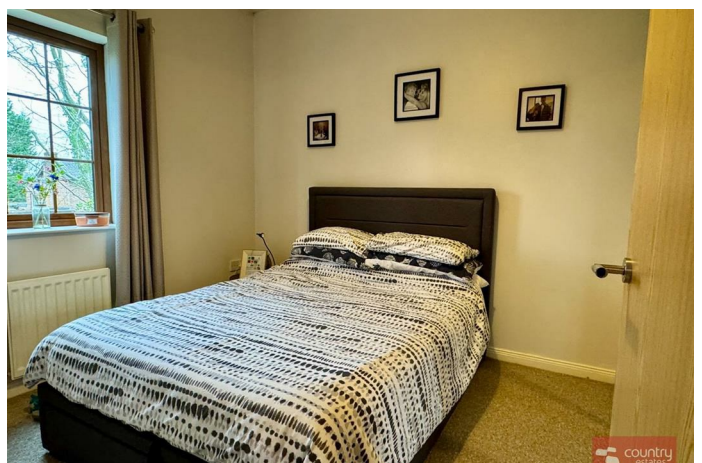
Comprising 2 piece white suite with low flush w.c. and pedestal wash hand basin with mixer tap. Splashback tiling. Ceramic tiled floor.

FIRST FLOOR

LANDING

Gable side window. Access to roof space. Storage cupboard.

BEDROOM 1 12'4" x 8'9"



BEDROOM 2 12'7" x 8'9"

BEDROOM 3 8'4" x 7'0"

MODERN BATHROOM

Modern suite comprising panelled bath with tiled surround and folding screen door. Mains operated shower unit. Low flush w.c. and pedestal wash hand basin with mixer tap. Ceramic tiled floor.



OUTSIDE

Situated within a popular small Mews style development in Burnside Village at quiet cul de sac location.


Neat front garden in lawn.

Private enclosed rear garden screened by mature hedgerow and perimeter fence with patio area.

Oil fired central heating boiler house.

PVC oil tank. Outside light. Water tap.



| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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.**



You Talk. We Listen.

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