



# FOR SALE

60 Gateside Manor

Ballyclare, BT39 9GA



Offers over £267,950



Nest Estate Agents are delighted to bring to the market this well-presented four bedroom property, located in the heart of Ballyclare town within the popular Gateside Development. This property occupies a generous site and is conveniently located within the catchment for the areas leading schools and nurseries, also within walking distance to the towns most popular shops, supermarkets and coffee shops.

This property offers excellent family accommodation, boasting three reception rooms, family kitchen, utility, four bedrooms (master with en-suite), four piece family bathroom, additional storage and detached garage. This property has been well maintained by the current home owners and will be sure to appeal to a range of buyers. Externally the property offers off road parking for 2+ cars with private driveway and a spacious private rear garden with detached garage.

Other attributes include oil fired central heating and uPVC double glazed windows throughout.

We anticipate this property will appeal to a range of buyers and early viewing is highly recommended. Contact Nest to arrange a viewing on 028 9343 8090

**ENTRANCE HALL**

Outside light. Hardwood external door. with glazed side panels. Laminate wooden floor.

**LOUNGE 15'9" x 12'6" (4.80m x 3.81m)**

Laminate wooden flooring. Electric fire inset. uPVC feature bay window.

**LIVING ROOM 11'7" x 11'1" (3.53m x 3.38m)**

Laminate wooden flooring.

**DINING ROOM 11'8" x 11'2" (3.56m x 3.40m)**

Laminate wooden flooring. uPVC sliding door leading to patio area. Open plan archway leading to kitchen.

**KITCHEN 10'2" x 13'3" (3.10m x 4.04m)**

Range of high and low level units finished with chrome handles and contrasting formica worktops. Partially tiled walls. Integrated fridge freezer, microwave and oven/grill. 1 1/2 stainless steel sink and drainer with mixer tap. Integrated gas hob. Stainless steel extractor fan and splashback. Ceramic tiled flooring.

**UTILITY ROOM 6'10" x 5'10" (2.08m x 1.78m)**

Low level units with contrasting formica worktops, stainless steel sink with chrome mixer tap. Ceramic tiled flooring. Access to rear garden. Plumbed for appliances. Tiled splashback.

**W/C**

Low flush w/c. Pedestal sink with chrome mixer taps. Ceramic tiled flooring.

**BEDROOM 1 12'3" x 12'6" (3.73m x 3.81m)**

**ENSUITE**

Low flush w/c. Vanity unit with chrome mixer taps. Enclosed shower unit. Ceramic tiled flooring.

**BEDROOM 2 11' x 14'7" (3.35m x 4.45m)**

**BEDROOM 3 12'2" x 10'11" (3.71m x 3.33m)**

**BEDROOM 4 8'11" x 11' (2.72m x 3.35m)**

**BATHROOM**

Four piece family suite comprising of panelled corner bath, enclosed shower unit, vanity unit with ceramic sink and chrome mixer taps, Low flush w/c. Fully tiled walls with mosaic boarder. Ceramic tiled flooring.

**GARAGE 17'1" x 11'2" (5.21m x 3.40m)**

Roller door. Power and Light.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland EU Directive 2002/91/EC			Northern Ireland EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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