



FOR SALE

## 88 Gateside Manor

Ballyclare, BT39 9GA

Offers over £264,950





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Welcome to 88 Gateside Manor, Ballyclare – a beautifully presented, meticulously maintained detached family home set within the highly regarded Gateside development in the heart of Ballyclare.

This exceptional home offers the perfect blend of space, style and comfort for modern family living. Inside, a bright and spacious lounge provides a welcoming setting to relax and unwind, while the charming shaker-style kitchen with informal dining area creates a wonderful hub for everyday life and entertaining alike. A delightful sunroom overlooks the garden, offering additional versatile living space filled with natural light. Practicality is well catered for with a separate utility room to keep household tasks neatly tucked away.

Upstairs, four well-proportioned bedrooms provide flexible accommodation, including a superb principal bedroom complete with ensuite shower room. A contemporary white family bathroom suite serves the remaining bedrooms.

Externally, the property enjoys an enclosed rear garden ideal for children or outdoor entertaining, along with a front garden and a generous driveway providing parking for multiple cars.

Gateside is a well-established and sought-after development, ideally located within close proximity to local schools, shops and everyday amenities. This superb home will particularly appeal to second-time buyers seeking additional space, as well as downsizers looking for comfort without compromise.

## HALLWAY

21'9 x 7'5 (6.63m x 2.26m)

uPVC front door with glazed inset and side panels. Ceramic tiled flooring. Feature wood paneling. Access to storage.

## DOWNSTAIRS W/C

2'10 x 6'10 (0.86m x 2.08m)

White suite comprising low flush W/C. Pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

## STORAGE

2'6 x 5'9 (0.76m x 1.75m)

## LOUNGE

14'8 x 13'4 (4.47m x 4.06m)

Contemporary wall mounted recessed wood burning stove with tiled hearth. Laminate herringbone flooring.

## FITTED KITCHEN

11'8 x 14'8 (3.56m x 4.47m)

Shaker style kitchen with a range of high and low level units with contrasting formica worktops. Stainless steel 1.5 sink bowl unit with drainer and mixer taps. Electric integrated oven and hob. Stainless steel extractor fan. Chrome vertical radiator. Tiled splashback. Tiled flooring. Recessed spotlights.

## SUNROOM

13'10 x 13'5 (4.22m x 4.09m)

Vaulted ceiling with recessed spotlights. Double patio doors leading to rear garden. Tiled flooring.

## UTILITY ROOM

6'4 x 7'8 (1.93m x 2.34m)

Range of high and low level units with contrasting formica worktops. Stainless steel sink unit with drainer and mixer taps. Tiled splashback. Tiled flooring. Access to rear garden.

## FIRST FLOOR

### BEDROOM 1

10'11 x 10'6 (3.33m x 3.20m)

Feature wood paneling.

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## ENSUITE

6'2 x 4'9 (1.88m x 1.45m)

White suite comprising corner electric shower. Low flush W/C. Vanity style sink unit with mixer taps. Tiled walls. Tiled flooring.

## BEDROOM 2

10'6 x 10'11 (3.20m x 3.33m)

## BEDROOM 3

10'7 x 7 (3.23m x 2.13m)

## BEDROOM 4

7'9 x 7'1 (2.36m x 2.16m)

## BATHROOM

7 x 6 (2.13m x 1.83m)

White suite comprising paneled bath with mixer taps and overhead shower. Vanity style sink unit with mixer taps. Low flush W/C. Feature wood paneling. Tiled flooring.

## LANDING

3'2 x 10'7 (0.97m x 3.23m)

Access to storage. Access to roofspace. Feature wood paneling.

## OUTSIDE

Rear laid in lawn bordered by mature shrubbery. Feature paving. Outdoor tap. Outdoor lighting.

Front laid in lawn. Tarmac finished driveway for multiple vehicles.

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

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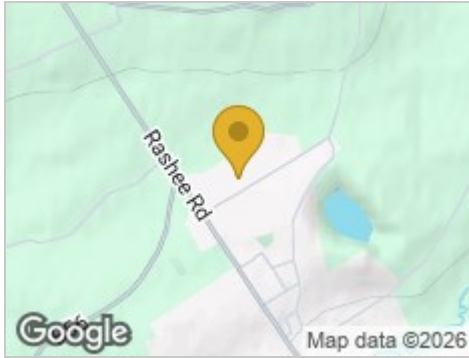
Road Map



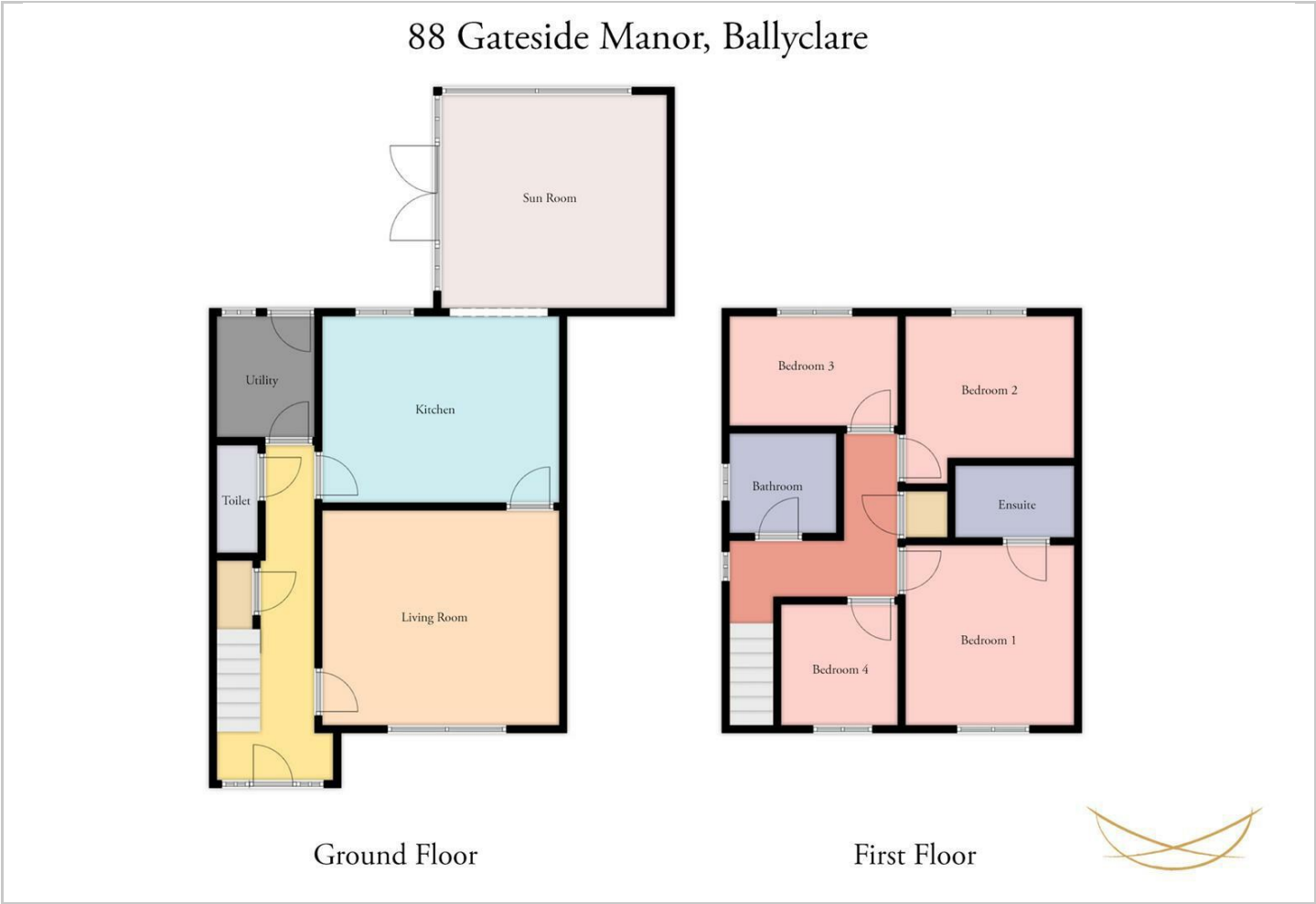
Hybrid Map



Terrain Map



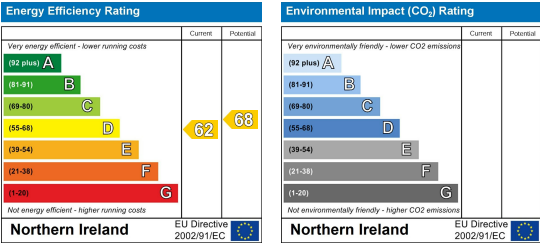
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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