

1 Brookfield Heights, Doagh, BT39 0TS



- Well Presented Semi Detached Home
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Modern Shaker Style Kitchen Open into Dining Room
- First Floor Bathroom Suite
- Matching Detached Garage to Rear with Lights and Power
- Private Enclosed Hard Landscape Garden to Rear
- Immaculately Presented Throughout
- PVC Double Glazed/Oil Fired Central Heating
- Highly Popular Established Residential Location

PRICE Offers Over £169,950

Ideally positioned within the ever popular Burnside area of Doagh, on an elevated site enjoying an open aspect and far reaching rural views to the front. This beautifully presented semi detached home is an excellent opportunity for first time buyers. Enjoying a well planned living layout, briefly comprising a spacious lounge with feature fireplace, modern shaker style fitted kitchen open into dining room, three well proportioned bedrooms and a recently refurbished bathroom suite. Externally the property further benefits from a matching detached garage with power and lights and a private enclosed hard landscaped garden to rear. An early 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 HALL

PVC double glazed front door with matching side screens into spacious well presented entrance hall. Quality Herringbone effect laminate flooring. Under stairs storage cupboard.

SPACIOUS LIVING ROOM 14'6" x 12'11"

Attractive feature fireplace with inset wood burning stove. Picture style window to front aspect with far reaching views over surrounding country side. Quality Herringbone effect laminate flooring.



MODERN FITTED KITCHEN 16'6" x 9'8"

Equipped with a range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Space for free standing oven with over head angled extractor fan. Plumbed for washing machine. Space for tumble dryer. Space for free standing American style Fridge Freezer. PVC double glazed door to rear garden. Quality laminate flooring. Open into:

DINING ROOM

Quality Herringbone effect laminate flooring. Feature accent wall panelling.



FIRST FLOOR

Landing with shelved hot press cupboard. Access to roof space. Built in wardrobe/coat cupboard.

BEDROOM 1 12'2" x 9'9"

Built in wardrobe. Quality laminate flooring.

BEDROOM 2 12'2" x 9'9"

Presently used as home office. Quality laminate flooring.



BEDROOM 3 12'2" x 9'9"

Presently used as dressing room. Built in shelved storage cupboard.

WHITE BATHROOM SUITE

Comprising panel bath with fixed shower screen and electric shower unit over bath, vanity unit with wash hand basin and monobloc tap and a button flush WC. LVT flooring. PVC panelled walls. Chrome towel radiator.



OUTSIDE

Neat well maintained garden to front with steps to front door.

Paved walkway to side with pebbled garden for easy maintenance.

Private enclosed hard landscaped garden to rear. Flower beds stocked with a variety of shrubs. Outside tap.

Twin gate to rear to allow private parking.

DETACHED GARAGE

With up and over door. Equipped with lights and power.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

**PLEASE NOTE: THE VENDORS OF THIS PROPERTY ARE BOTH EMPLOYED
 BY COUNTRY ESTATES.**



The Mortgage Shop
 You Talk. We Listen.
 T: 028 9318 0002
 Fiona.hannah@themortgageshop.net

Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.