



3 Gladstone Terrace, Doagh, BT39 0PW

- Extended Mid Terrace Property
- Lounge; Open Arch To Family Room
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Convenient Location
- Two Well-Proportioned Double Bedrooms
- Kitchen With Informal Dining Area
- Bathroom; White Suite
- Enclosed Rear Yard
- Ideal First Time Buy/Buy To Let

Offers Over £94,950

EPC Rating F



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching fanlight over.
Stairwell to first floor.

LOUNGE 10'1" x 9'11"

Focal point fireplace with stove to rear. Open arch leading to:

FAMILY ROOM 13'3" x 9'8" (wps)

Access to under stairs store.



KITCHEN WITH INFORMAL DINING AREA 14'2" x 8'4"

Modern fitted kitchen with range of high and low level storage units with contrasting quartz effect melamine work surface. Matching breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Integrated ceramic hob with glass splashback. Stainless steel extractor hood. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine and tumble dryer. Upstands to walls to match worktop. PVC double glazed door to rear yard.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 14'3" x 8'4"

Elevated rural view to rear.

BEDROOM 2 13'3" x 9'11" (wps)

Built in wardrobe.

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and glass shower screen over bath. Splashback tiling to walls.

EXTERNAL

External lighting.

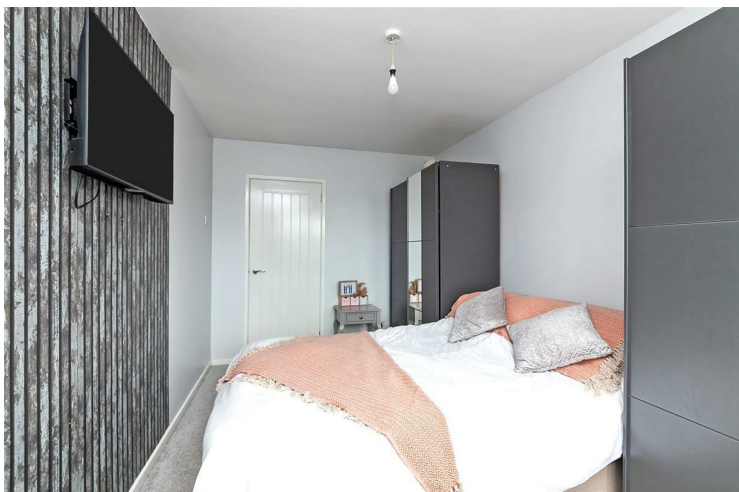
Fully enclosed rear yard.

Oil fired central heating boiler.

PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, extended, two bedroom mid terrace property, conveniently situated in Doagh village, Ballyclare.

The property comprises entrance hall, lounge, open arch to family room, separate modern fitted kitchen with informal dining area, two well-proportioned bedrooms, and bathroom, with white three piece suite.

Externally, the property enjoys enclosed rear yard.

Other attributes include oil heating and PVC double glazing.

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended to avoid disappointment.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	
(1-20) G		57
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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