COLIN GRAHAM RESIDENTIAL

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31 Brookfield Heights, Doagh, BT39 0TS

- Semi Detached Home
- Lounge; Separate Dining Room
- Deluxe Shower Room
- Private Driveway
- Village Setting
- Three Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Garden Areas To Front, Side and Rear
- Immaculately Presented Throughout

Offers Over £164,950

EPC Rating D

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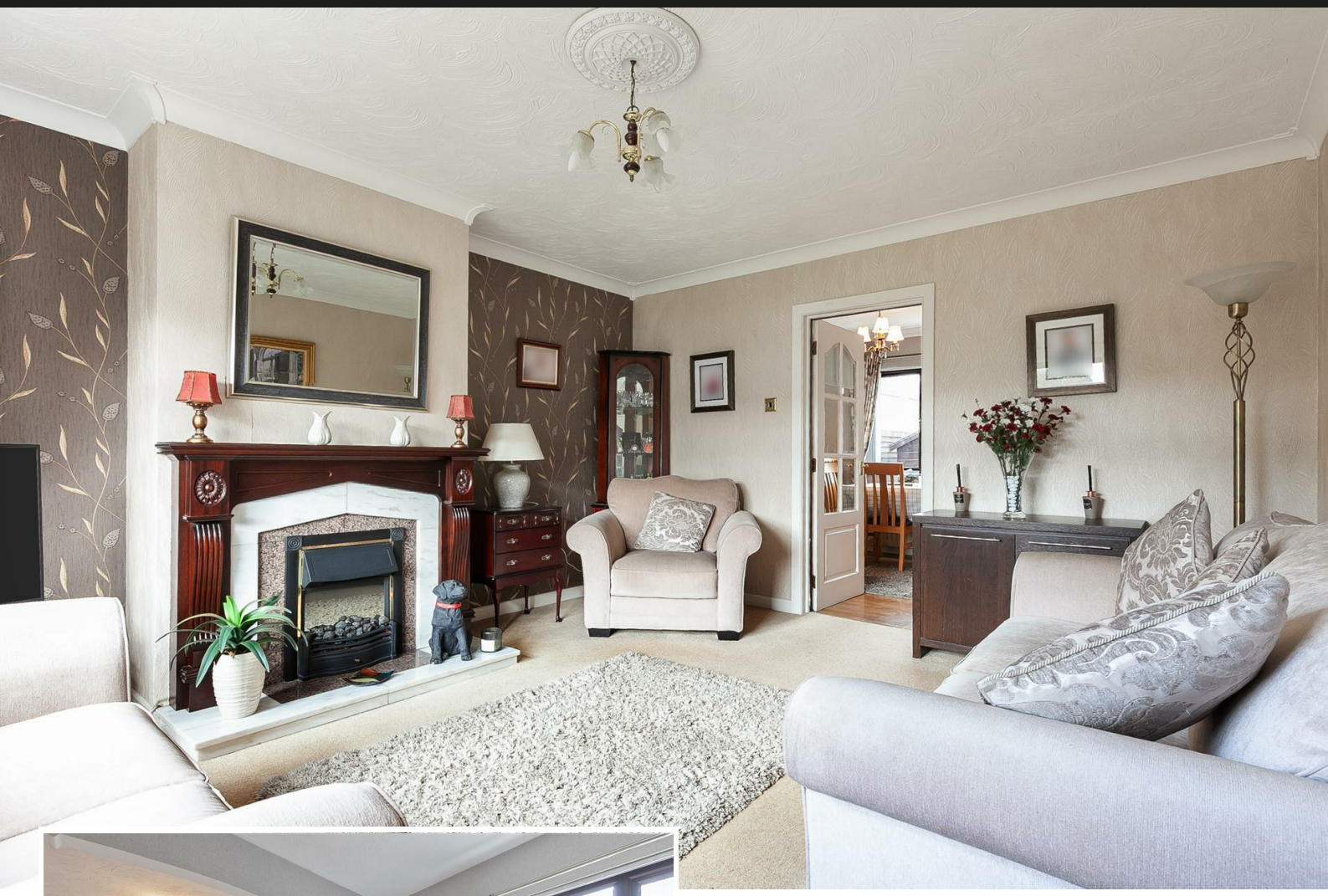

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Timber flooring. Stairwell to first floor. Glass panelled door leading to:

FURNISHED CLOAKROOM

With WC.

LOUNGE 14'7" x 12'11"

Marble fireplace with granite inset, matching hearth and mahogany surround. Picture window to front elevation. Glass panelled door leading to:

DINING ROOM 9'10" x 9'4"

Wood laminate floor covering. Open arch leading to:

[redacted]

[redacted]

KITCHEN 9'10" x 9'9"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Ceramic 1.5 bowl sink unit with draining bay. Integrated ceramic hob with extractor hood over. Integrated oven. Space for fridge freezer. Plumbed and space for washing machine. Splashback tiling to walls. Timber flooring. PVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING

Access to store, shelved hot press and roof space.

BEDROOM 1 12'3" x 9'10"

BEDROOM 2 12'2" x 9'9"

Built in wardrobe.

BEDROOM 3 9'6" x 8'7" (wps)

Built in wardrobe.

DELUXE SHOWER ROOM

Contemporary, white three piece suite comprising panelled shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator. Half tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn and range of plants, trees and shrubbery.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Generous sized private driveway finished in tarmac.
Double gates leading to further driveway area and rear garden.
Rear garden finished in paved patio areas.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank.
Enclosed side garden finished in lawn, paving and plants, trees and shrubbery.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will

be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

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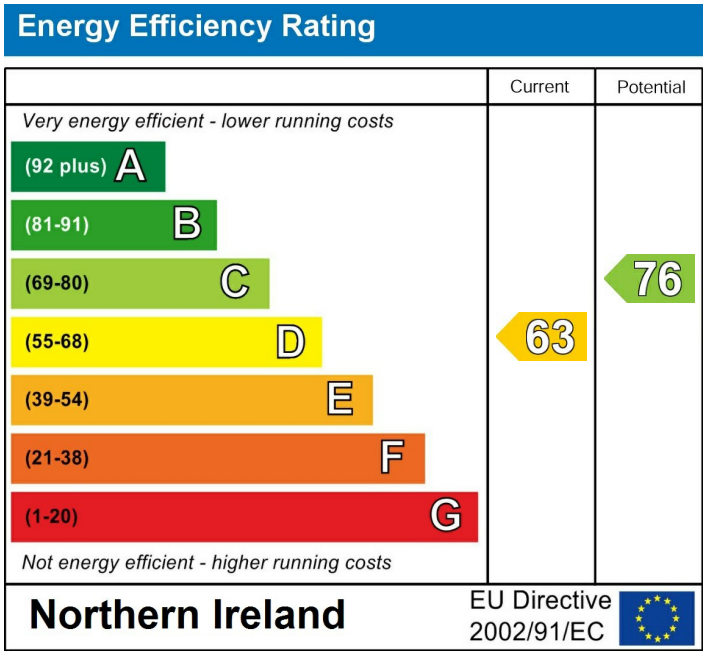
Immaculately presented, three bedroom, semi detached home, occupying a generous sized, end of cul-de-sac site, within the popular Brookfield Heights development, Doagh, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge, dining room, separate modern fitted kitchen, three bedrooms, and deluxe shower room, with contemporary, white, three piece suite.

Externally, the property enjoys front garden, private driveway, extending to rear via double gates, low maintenance rear garden, and private, mature, side garden.

Other attributes include oil heating, PVC double glazing, and village setting.

Early viewing highly recommended to avoid disappointment.



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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