COLIN GRAHAM RESIDENTIAL

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39 Russell Manor, Ballyclare, BT39 9YR

- Refurbished Family Detached
- Conservatory Extension
- Utility Room
- Oil Heating; Double Glazing
- Integral Garage
- Four Bedroom; Two+ Reception
- Modern Fitted Kitchen
- Bathroom; Separate Shower Room
- Generous Sized Private Driveway
- Fully Enclosed Rear Garden

Offers Over £325,000

EPC Rating D

39 Russell Manor, Ballyclare, BT39 9YR

PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching side screen. Stairwell to first floor. Access to cloakroom.

LOUNGE 17'9" x 12'3"

Open fire in tiled fireplace with matching hearth. Bay window to front elevation.

FAMILY ROOM 13'10" x 8'11"

Aluminium framed, double glazed sliding door leading to:

CONSERVATORY 13'1" x 11'4" (wps)

In PVC double glazed frame with matching French door to rear garden. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 16'7" x 10'2"

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated double ovens and dishwasher. Built in wine rack. Splashback tiling to walls. Tiled floor.

UTILITY ROOM 10'7" x 10'4"

Range of fitted high and low level storage units with contrasting work surface to match kitchen. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tiled floor. Access to integral garage. Hardwood, glass panelled door leading to rear garden.

BEDROOM 4 12'9" x 10'10"

DELUXE FULLY TILED SHOWER ROOM

Contemporary, white, three piece suite comprising shower enclosure, vanity unit and WC. Electric shower. Chrome towel radiator.

FIRST FLOOR

LANDING

Access to shelved hot press.

BEDROOM 1 17'7" x 13'1" (wps)

Fitted wardrobes in panelled and mirror panelled sliding doors. Access to under eaves storage.

BEDROOM 2 12'10" x 11'1"

BEDROOM 3 13'9" x 9'1"

Access to roof space and under eaves storage.

BATHROOM

Contemporary, white, three piece suite comprising panelled bath, vanity unit and WC. Splashback tiling to bath. Access to under eaves storage.

EXTERNAL

Front garden finished in lawn and range of plants, trees and shrubbery.
Generous sized private driveway finished in brick pavior.
Entrance porch.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paving and range of plants, trees and shrubbery.
Outside tap.
PVC oil storage tank.

INTEGRAL GARAGE 20'0" x 10'4"

Power operated, up and over door. Separate service door to utility room. Power, light and oil fired central heating boiler.

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.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

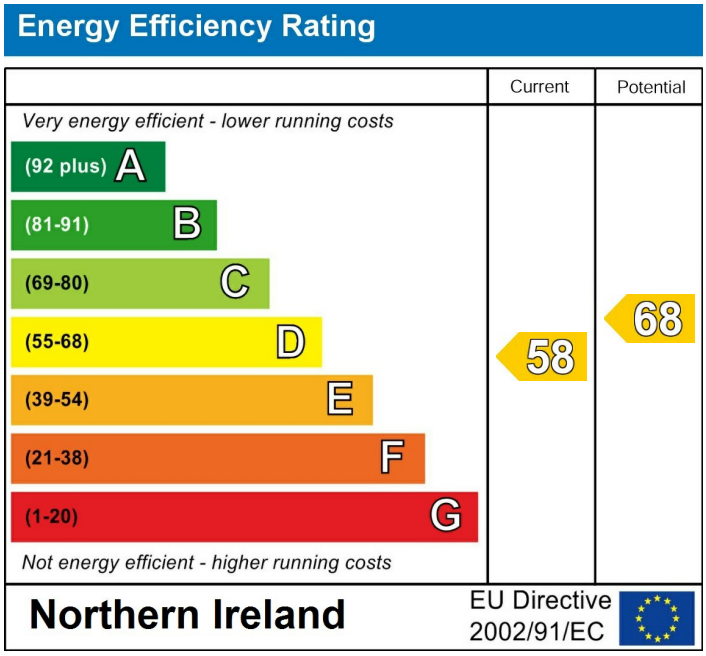
Recently refurbished, four bedroom/two+ reception, detached family home with conservatory extension to rear and integral garage, situated within the well sought after and conveniently positioned Russell Manor development, Doagh Road, Ballyclare.

The property comprises entrance hall, lounge, family room, conservatory, kitchen with informal dining area, utility room, four bedrooms, bathroom, and separate shower room.

Externally, the property enjoys generous sized private driveway, integral garage, front garden, and fully enclosed rear garden.

Other attributes include oil heating and double glazing.

Early interest recommended.



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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Belfast Telegraph PROPERTY AWARDS 2019 in partnership with electric ireland

Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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