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15 Douglas Avenue, Doagh, Ballyclare, BT39 0UA

- Semi Detached Home
- Lounge; Feature Media Wall With Fireplace
- Bathroom With Four Piece Suite
- Generous Sized Private Driveway
- Fully Enclosed Rear Garden
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Matching Detached Garage
- Convenient Location

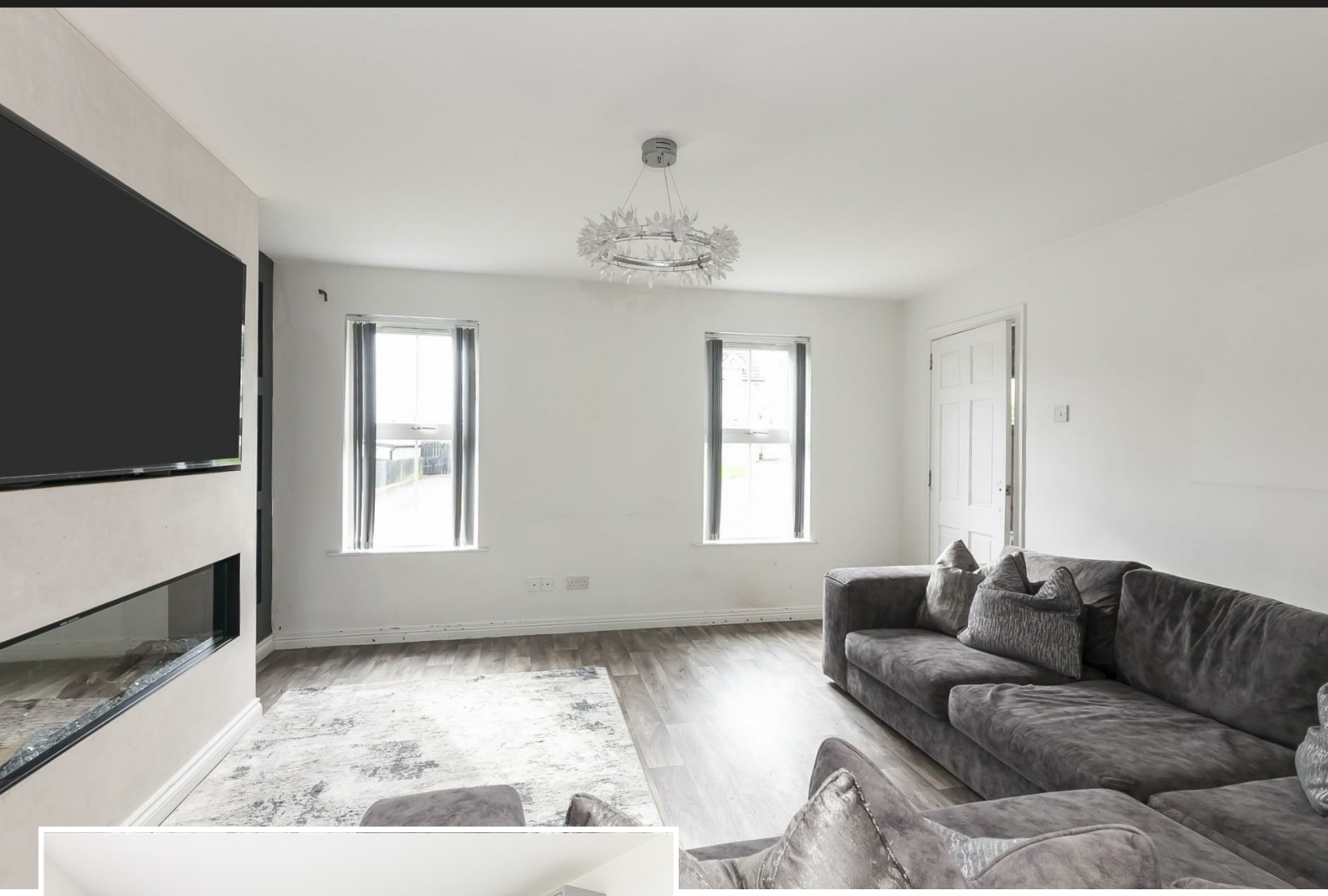
Offers Over £174,950

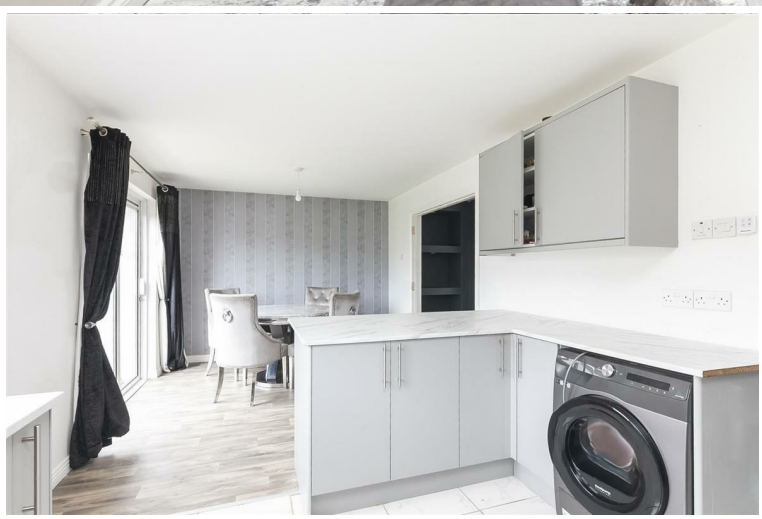
EPC Rating D





15 Douglas Avenue, Ballyclare, BT39 0UA





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Dual tone, double glazed, hardwood front door with matching double glazed side screen. Wood strip effect lino floor covering. Stairwell leading to first floor. Access to under stairs store with light.

LOUNGE 15'1" x 13'1" (wps)

Wood strip effect lino floor covering. Twin windows to front elevation. Media wall with recess for TV unit and electric fire inset. Integral shelving either side of media wall with recessed spotlights inset. Open to:







KITCHEN THROUGH DINING ROOM 22'0" x 10'0"

Modern fitted kitchen with range of high and low level storage units with contrasting, marble effect, melamine work surface. Stainless steel 1.25 bowl sink unit with draining bay. Integrated, four ring, touch screen hob with integrated under counter electric oven. Space for fridge freezer. Plumbed for automatic washing machine. Space for tumble dryer. Matching breakfast bar return. Part tiling to walls. Tiled floor to kitchen area. Hardwood, double glazed rear door leading to rear garden. Wood strip effect lino floor covering in dining area. Aluminium framed, double glazed, sliding patio door with matching side screen, leading to rear garden.

FIRST FLOOR

LANDING

Access to roof space and shelved hot press.

BEDROOM 1 12'11" x 11'7"

Dual aspect windows, enjoying elevated rural views.

BEDROOM 2 11'7" x 10'4"

Dual aspect windows, with velux window to rear.

BEDROOM 3 10'1" x 9'8" (wps)

Built in wardrobe/store.

FAMILY BATHROOM

White, four piece suite comprising corner panelled bath with mixer tap, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower unit. Part tiled walls. Wood strip effect lino floor covering.

EXTERNAL

Small front garden finished in lawn.
Generous sized private driveway area finished in stone.
Entrance canopy over front door.
External lighting.
Fully enclosed, rear garden finished in lawn, paved patio area and decorative stone.
PVC oil storage tank.
Oil fired central heating boiler (housed).
Outside tap.
External power points.

MATCHING DETACHED GARAGE 18'11" x 11'11"

Roller door to front, service door to side, PVC double glazed window, light and power.

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.







Well presented, three bedroom, semi detached home with generous sized private driveway, matching detached garage, and fully enclosed rear garden, conveniently located within Douglas Avenue, situated off Burnside Road, Burnside, Doagh.

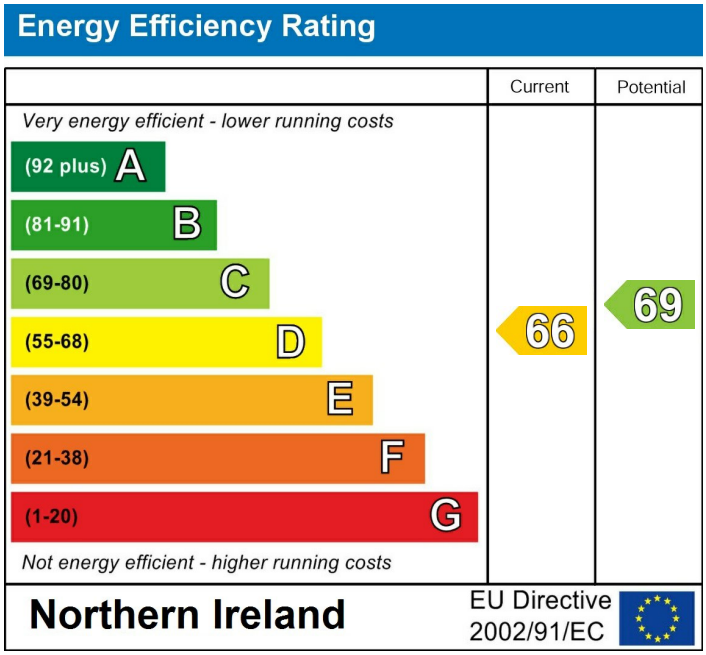
The property comprises entrance hall, lounge with feature media wall encompassing recessed electric fire, kitchen through dining room with modern fitted kitchen, three well proportioned first floor bedrooms and family bathroom with white four piece suite.

Externally, the property enjoys generous sized private driveway area finished in stone, front garden finished in lawn, and fully enclosed rear garden finished in lawn, paved patio area and decorative stone.

Other attributes include oil fired central heating and PVC double glazing.

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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