COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



20 Upper Gateside Grove, Ballyclare, BT39 9WN

- Modern, Extended, Semi-Detached Home
- Lounge; Focal Point Fireplace
- Kitchen With Informal Dining Area
- Deluxe Bathroom
- Private Driveway
- Three Bedroom; Principal En Suite
- Large Sun Lounge Extension
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Fully Landscaped, Low Maintenance Garden

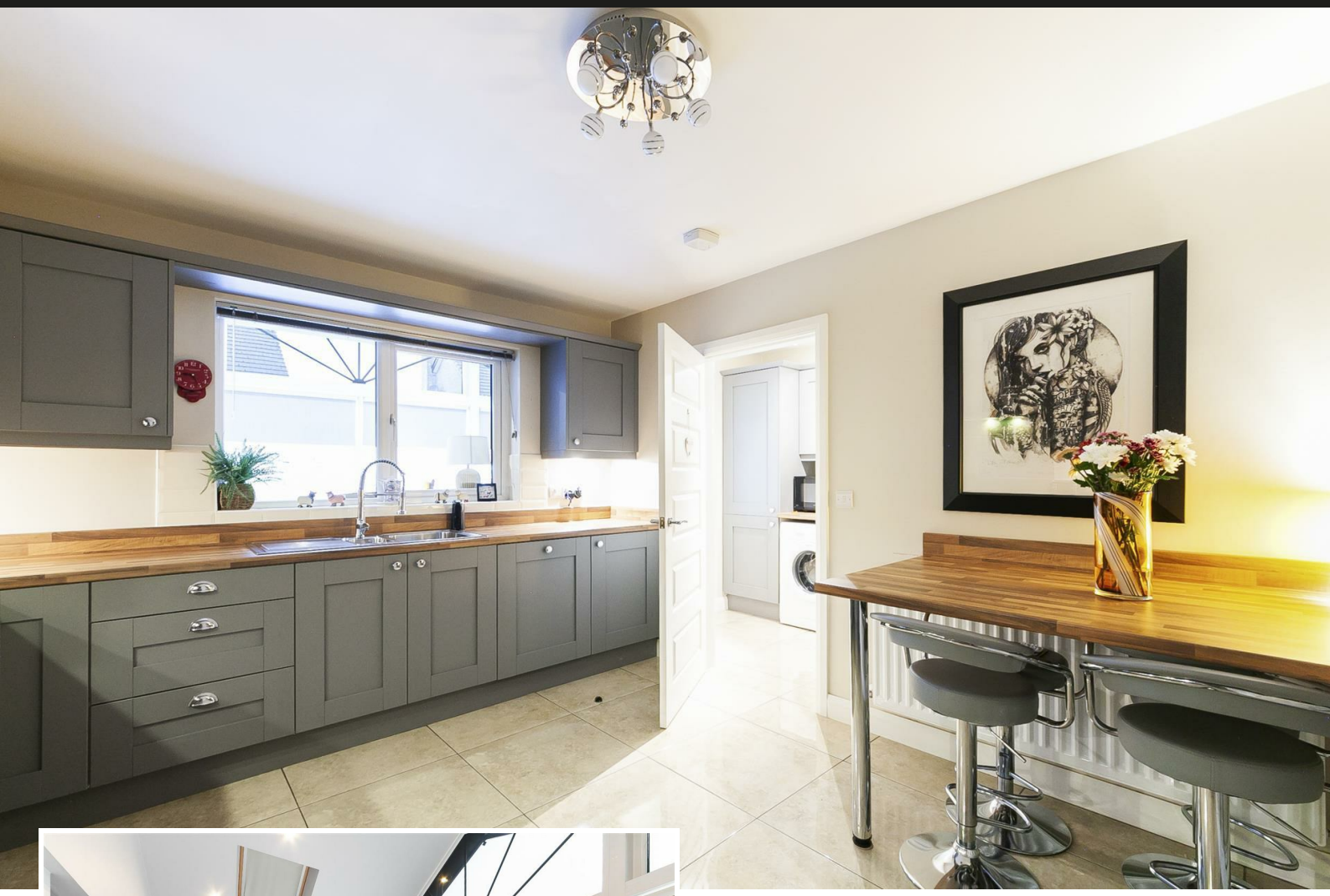
Offers Over £199,950

EPC Rating B





20 Upper Gateside Grove, Ballyclare, BT39 9WN





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC front door with PVC double glazed side screen. Tiled floor. Stairwell to first floor. Access to under stairs store.

LOUNGE 14'7" x 11'1"

Picture window to front elevation, overlooking landscaped green. Focal point fireplace. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 12'4" x 11'10"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood block effect, melamine work surface. Fitted breakfast bar unit. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, touch screen, ceramic hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splashback tiling and melamine upstands to walls. Tiled floor.







UTILITY ROOM 8'9" x 5'8"

Range of fitted storage units and work surface area to match kitchen. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Upstand to wall to match work surface. Tiled floor. Access to furnished cloakroom. Access to sun lounge.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising semi pedestal wash hand basin and WC. Splashback tiling to sink. Tiled floor.

SUN LOUNGE 15'10" x 9'3"

PVC double glazed French door to rear garden. Tiled floor. Feature window to rear elevation.

FIRST FLOOR

LANDING

Access to shelved store. Access to roof space.

PRINCIPAL BEDROOM 14'8" x 11'0" (wps)

View towards landscaped green. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

BEDROOM 2 12'4" x 9'3" (wps)

BEDROOM 3 8'9" x 8'5"

DELUXE FAMILY BATHROOM

Contemporary, white, three piece suite comprising tile encased bath, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit and glass shower screen over bath. Chrome towel radiator. Part tiling to walls. Tiled floor.

EXTERNAL

Private driveway, finished in tarmac.
Tiled entrance canopy.
External lighting.
Outside tap.
PVC soffits, fascia and rainwater goods.
Fully enclosed, landscaped, low maintenance, rear garden finished in paved patio area and raised bedding with wide array of plants, trees and shrubbery.

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, three bedroom, semi detached home with large sun lounge extension, situated within the popular Upper Gateside Road development, Victoria Road, Ballyclare.

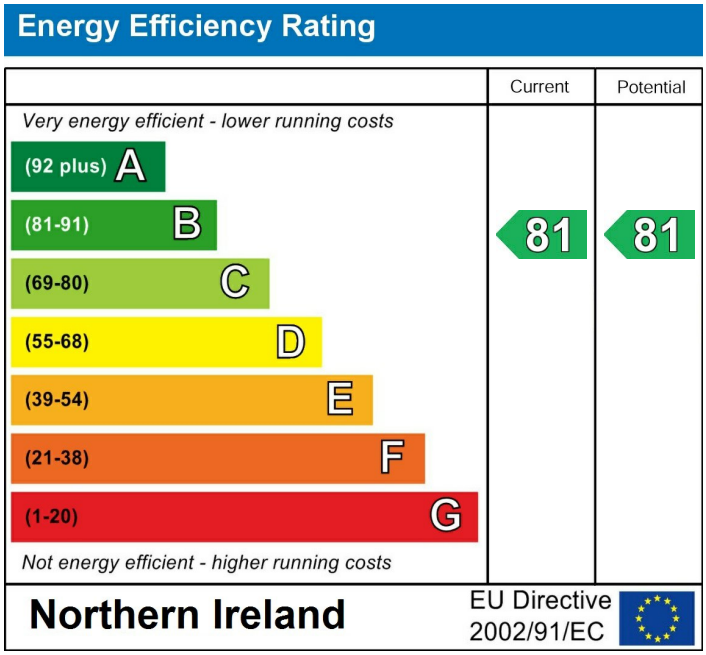
The property comprises entrance hall, lounge with focal point fireplace, kitchen with informal dining area, utility room, furnished cloakroom, sun lounge, three well-proportioned bedrooms, to include en suite shower room, and separate deluxe family bathroom, with contemporary, white three piece suite.

Externally, the property enjoys private driveway, finished in tarmac, and fully enclosed, low maintenance, landscaped rear garden.

Other attributes include gas fired central heating, PVC double glazing, and convenient location.

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

INVESTORS IN PEOPLE® We invest in people Gold
PRS Property Redress Scheme
Awards
Telegraph PROPERTY AWARDS 2018
Telegraph PROPERTY AWARDS 2019
Shortlisted TheNegotiator Awards 2018
Shortlisted TheNegotiator Awards 2019
THE INVESTORS IN PEOPLE AWARDS 2019 Finalist
TheNegotiator Awards 2021 REGIONAL AGENCY OF THE YEAR NORTHERN IRELAND GOLD
Proudly sponsoring
Northern Ireland Children's Hospice
WE ARE MACMILLAN. CANCER SUPPORT