COLIN GRAHAM RESIDENTIAL

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110 Gateside Manor, Ballyclare, BT39 9GA

- Own-Door, Maisonette Style FF Apt.
- Bay Fronted Lounge; Open Fire
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Private Garden
- Two Double Bedrooms
- Kitchen With Informal Dining Area
- Bathroom With Four Piece Suite
- Private Double Driveway
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

PRIVATE ENTRANCE HALL

Hardwood, panelled front door. Wood laminate floor covering. Stairwell to first floor.

LANDING

Access to store and roof space.

BAY FRONTED LOUNGE 16'6" x 13'0" (plus bay)

Bay window to front elevation. View over landscaped green. Open fire in granite fireplace with matching hearth and timber surround. Wood laminate floor covering.







KITCHEN WITH INFORMAL DINING AREA 11'0" x 9'3"

Modern fitted kitchen with range of high and low level storage units with contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven and fridge freezer. Plumbed for automatic washing machine and dishwasher. Gas fired central heating boiler (housed within matching unit). Wood laminate floor covering.

BEDROOM 1 13'0" x 10'5"

View over landscaped green.

BEDROOM 2 11'0" x 10'9"

Built in double wardrobe.

BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate panelled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower with drench shower head. Splash back tiling to walls. Tile effect wood laminate floor covering.

EXTERNAL

Private double driveway, finished in decorative stone.
External lighting.
Private garden to rear.

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.

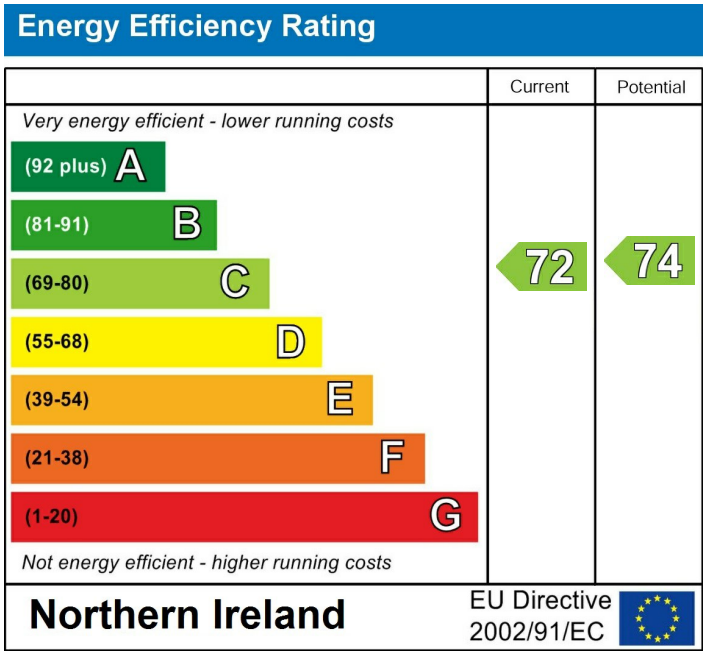


COLIN GRAHAM RESIDENTIAL
...WE SELL HOUSES



Immaculately presented, two bedroom, first floor, maisonette style, own-door apartment, situated within the popular Gateside development, Victoria Road, Ballyclare. The property comprises private entrance hall, bay fronted lounge with open fire, separate kitchen with informal dining area, two well-proportioned bedrooms, and bathroom with white four piece suite. Externally the property enjoys private double driveway and rear garden. Other attributes include gas heating and PVC double glazing. Ideal first time buy / buy to let investment alike. 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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