

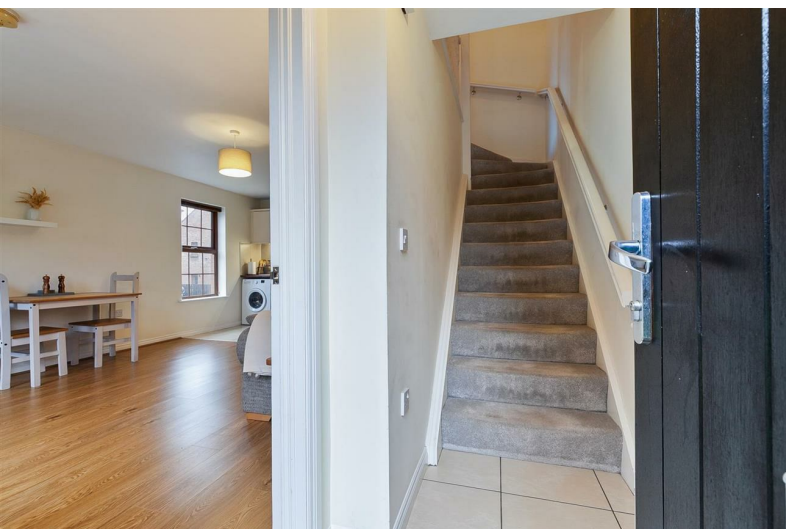


10 The Brooks, Doagh, BT39 0NW

- Linked Town House Property
- Lounge Through Kitchen / Dining
- Bathroom; White Suite
- PVC Double Glazing
- Communal Parking
- Two Well-Proportioned Bedrooms
- Furnished Cloakroom
- Oil Heating
- Communal Garden
- Village Setting

Offers Over £129,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood double glazed front door. Tiled floor. Stairwell to first floor.

OPEN PLAN LOUNGE THROUGH KITCHEN / DINING 19'9" x 13'2"

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting woodblock effect melamine work surface. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Stainless steel 1.5 bowl sink unit with draining bay. Integrated fridge freezer. Space and plumbed for washing machine. Splashback tiling to walls. Tiled floor. Recessed lighting to kickboards. Underlighting to high level units. Wood laminate floor covering to living/dining area. Dual aspect windows.



FURNISHED CLOAKROOM

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

FIRST FLOOR

LANDING

Access to walk in hot press. Access to roof space.

BEDROOM 1 11'9" x 9'7"

BEDROOM 2 9'7" x 7'10"

BATHROOM

Contemporary, white, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Front garden finished in lawn.

Communal garden with oil fired central heating boiler and PVC oil storage tank.

Generous communal parking area.

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.





Immaculately presented, two bedroom, linked town house property, situated within the popular Brooks development, Doagh, Ballyclare.

The property comprises entrance hall, open plan lounge through kitchen with informal dining area, modern, high gloss kitchen, furnished cloakroom, two well-proportioned bedrooms, and bathroom, with contemporary, white, three piece suite.

Externally, the property enjoys communal garden and parking area.

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

Ideal first time buy / buy to let investment alike.

Early viewing highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	

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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