COLIN GRAHAM RESIDENTIAL

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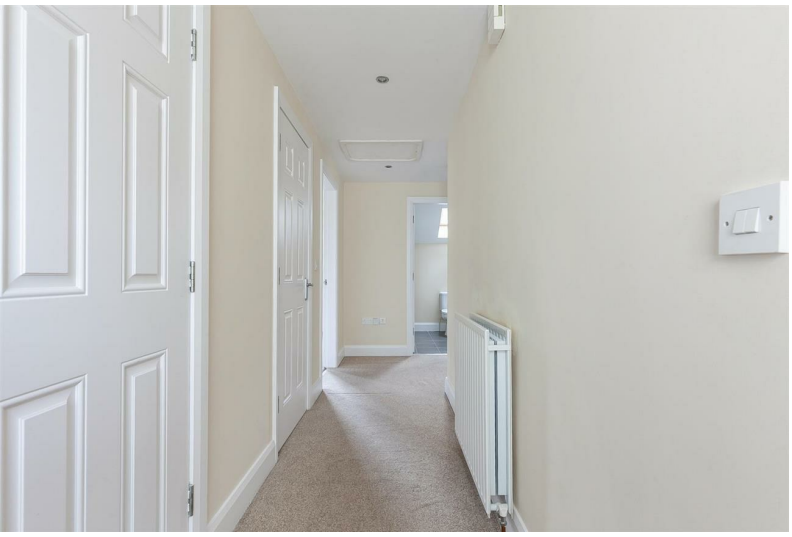
53 Bleach Green, Dunadry, BT41 2GZ

- Maisonette Style FF Apartment
- Lounge Through Kitchen
- Oil Heating
- Private Balcony
- Communal Green
- Two Double Bedrooms
- Bathroom; En Suite Shower Room
- PVC Double Glazing
- Private Driveway
- Immaculately Presented Throughout

Offers Over £159,950

EPC Rating C



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Private front door. Stairwell to first floor landing.

LANDING

Access to double store, hot press and roof space.

LOUNGE THROUGH KITCHEN WITH INFORMAL DINING AREA 26'1" x 16'4" (wps)

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 hob with extractor hood over. Integrated oven, fridge freezer, dishwasher and washing machine. Glass fronted display cabinet. Built in wine rack. Splashback tiling to walls. Tiled floor to kitchen area. PVC double glazed French doors leading to private balcony area.

PRINCIPAL BEDROOM 12'6" x 12'2"

Built in wardrobe.

EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Chrome towel radiator. Splashback tiling to sink. Tiled floor.

BEDROOM 2 11'5" x 9'10"

BATHROOM

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Splashback tiling to walls. Chrome towel radiator. Tiled floor.

EXTERNAL

Private driveway area finished in brick pavior.
Service area to rear.
Store with oil fired central heating boiler.
PVC oil storage tank.
Communal green.

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]

Immaculately presented, own-door, first floor, two bedroom, maisonette style apartment with private driveway, situated within the well sought after Bleach Green development, Islandreagh Drive, Dunadry.

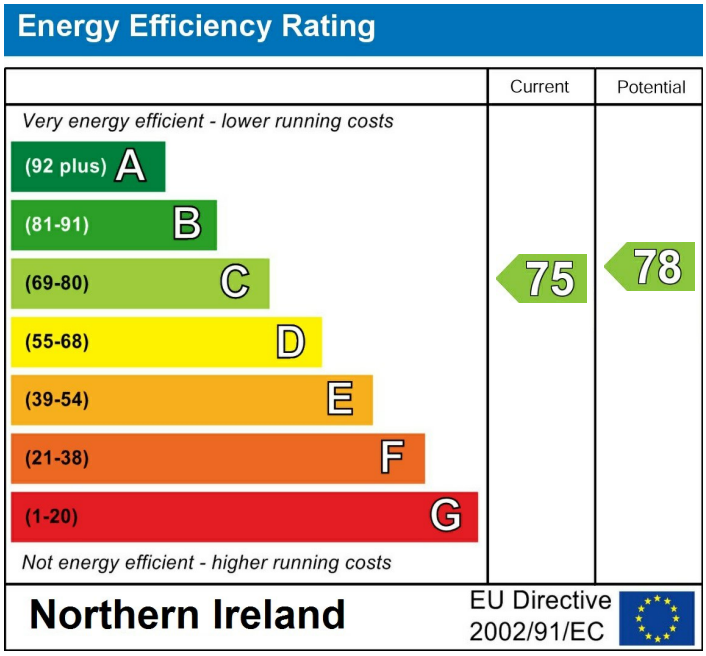
The property comprises private entrance hall, landing, lounge through kitchen with informal dining area and private balcony, two well proportioned bedrooms, to include principal en suite, and separate family bathroom, with white, three piece suite.

Externally, the property enjoys private driveway, communal landscaping, and communal green.

Other attributes include oil heating, PVC double glazing, and convenient location.

Ideal first time buy, downsize, or buy to let investment alike.

Early viewing highly 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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