COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



6 Exchange Avenue, Doagh, Ballyclare, BT39 0QU

- Mid Town House
- Lounge; Open Fire
- Deluxe Bathroom With Four Piece Suite
- Utility Hall; Furnished Cloakroom
- Convenient Location
- Three Well Proportioned Bedrooms
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Fully Enclosed, Low Maintenance Rear Garden
- Ideal First Time Buy / Buy To Let Investment

Offers Over £119,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

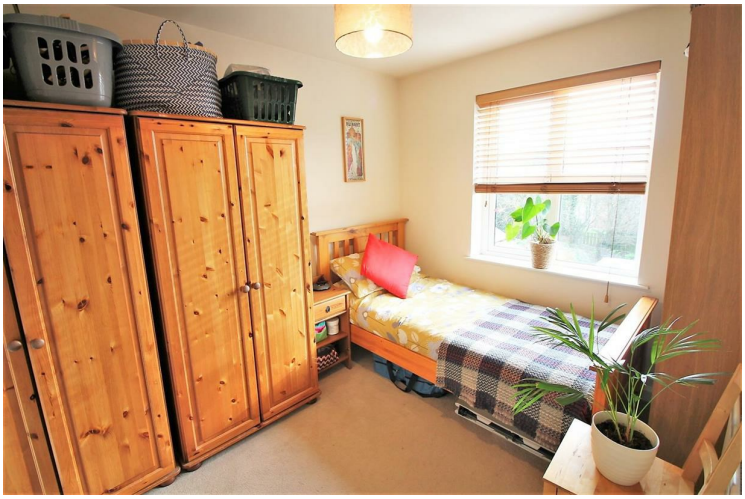
ENTRANCE HALL

Hardwood double glazed front door. Tiled floor.

LOUNGE 17'2" x 11'1" (plus recess)

Open fire in granite fireplace with matching hearth and contrasting surround. Twin windows to front elevation. Stairwell to first floor. Access to under stairs store. Access to cloakroom. Wood laminate floor covering.







KITCHEN THROUGH DINING ROOM 17'2" x 9'1"

Modern fitted kitchen with range of high and low level storage units and contrasting granite effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with stainless steel extractor hood over. Integrated oven, fridge freezer and dishwasher. Splash back tiling to walls. Tiled floor.

UTILITY HALL 7'10" x 3'9"

Plumbed for automatic washing machine. Space for tumble dryer. Work surface area. Splash back tiling to walls. Tiled floor. Hardwood double glazed door to rear garden.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to walls. Tiled floor.

FIRST FLOOR

LANDING

Access to store and roof space.

BEDROOM 1 10'5" x 9'1"

BEDROOM 2 10'5" x 8'2"

BEDROOM 3 8'2" x 7'2"

DELUXE BATHROOM

White four piece suite comprising panelled bath, separate fully tiled shower enclosure, semi pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Half tiling to walls. Tiled floor.

EXTERNAL

Allocated parking with communal guest parking.
Fully enclosed, landscaped, low maintenance rear garden finished in paving and decorative stone.
Oil fired central heating boiler.
PVC oil storage tank.
External lighting.
Outside tap.

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.

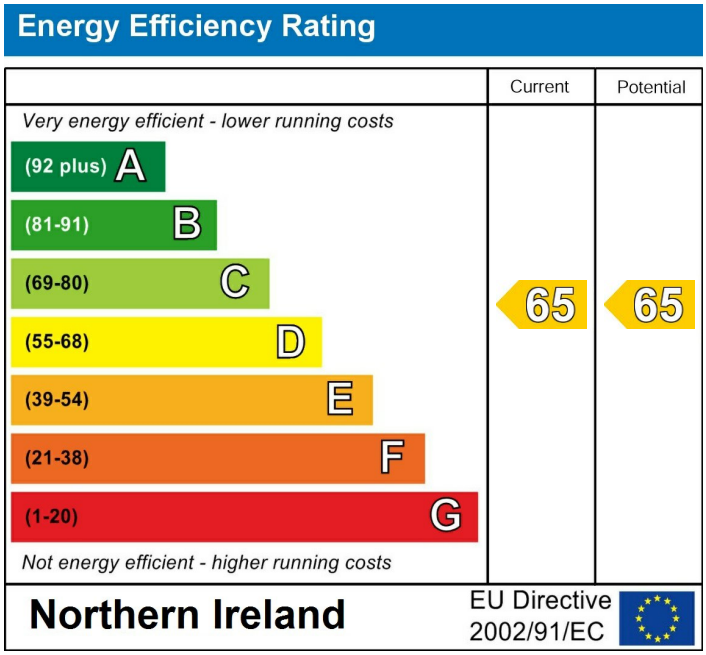






Immaculately presented, three bedroom, mid town house property with fully enclosed, low maintenance rear garden, located within a small mews style development, off Exchange Avenue, within Doagh village, Ballyclare. The property comprises entrance hall, lounge with open fire, kitchen through dining room with modern fitted kitchen, utility hall, furnished cloakroom, three well proportioned first floor bedrooms, and deluxe bathroom with white four piece suite. Externally the property enjoys allocated parking with communal guest parking, and fully enclosed, landscaped, low maintenance rear garden finished in paving and decorative stone. Other attributes include oil fired central 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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Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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