COLIN GRAHAM RESIDENTIAL

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20 Gateside Manor, Ballyclare, BT39 9GA

- Immaculately Presented Family Detached Home
- Kitchen With Informal Dining Area
- Utility Room; Furnished Cloakroom
- Gas Heating; uPVC Double Glazing
- Matching Detached Garage
- Four Bedroom; Three+ Reception
- Modern Fitted Kitchen
- Deluxe Family Bathroom
- Private Double Driveway
- Front, Side and Rear Gardens

Offers Over £299,950

EPC Rating D





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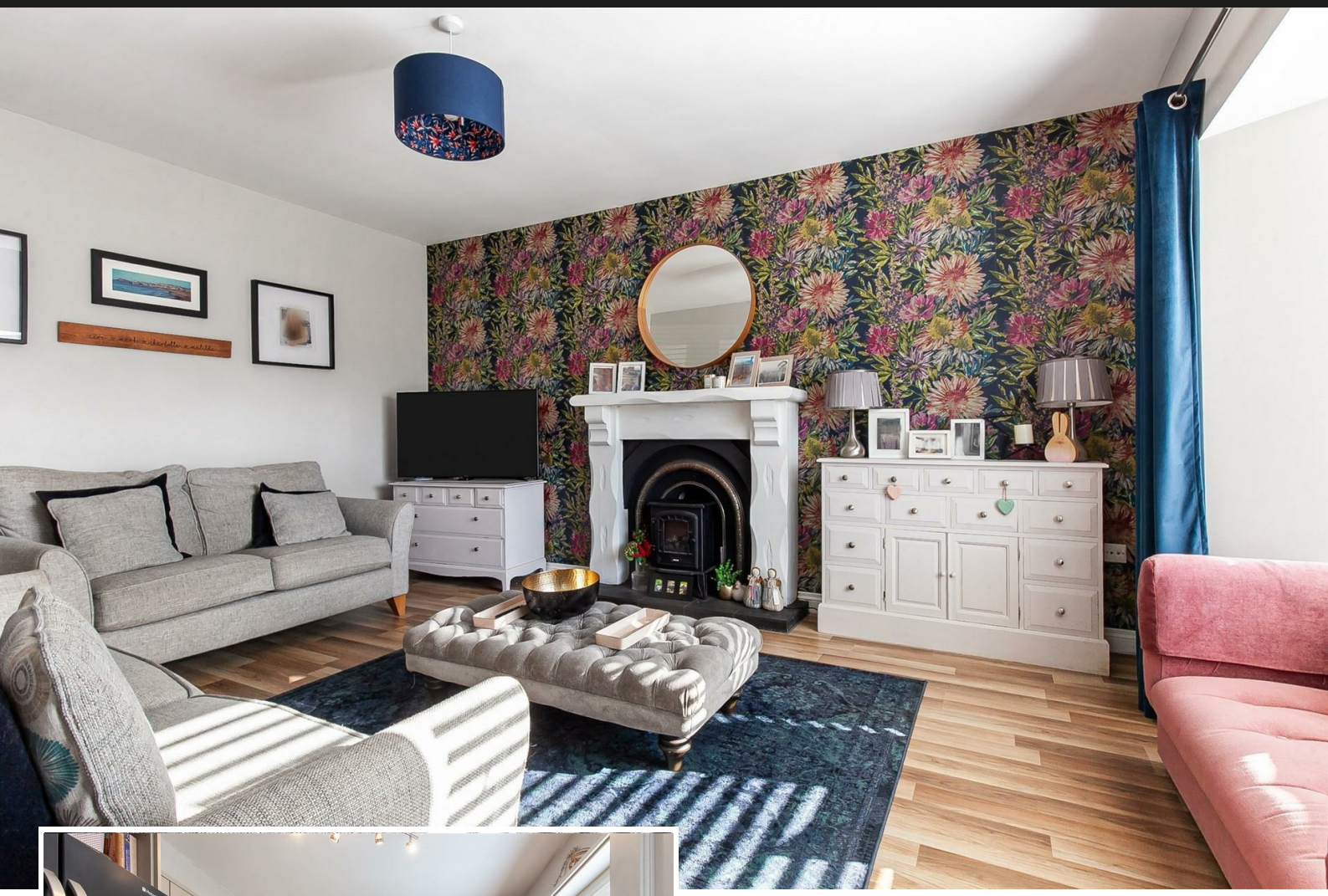




PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL
PVC double glazed front door with matching side screens. Tiled floor. Stairwell to first floor.

LOUNGE 18'2" x 12'4" (wps)
Cast iron focal point fireplace with slate hearth and timber surround. Bay window to front elevation. LVT floor covering.

FAMILY ROOM 13'8" x 11'1"
LVT flooring. Cast iron multi fuel burning stove with slate hearth. PVC double glazed French doors leading to rear garden. Glass panelled French doors leading to:

DINING ROOM 11'1" x 9'5"
LVT flooring.

KITCHEN WITH INFORMAL DINING AREA 13'1" x 10'0"
Modern fitted kitchen with range of high and low level storage units with contrasting, quartz effect, melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Space for range style oven with extractor hood over. Space for American style fridge freezer. Plumbed and space for dishwasher. Fitted breakfast bar unit. Splashback tiling to walls.







UTILITY ROOM 6'9" x 5'9"

Low level fitted storage units with contrasting, quartz effect, melamine work surface. Stainless steel sink unit. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. PVC double glazed door leading to rear garden.

FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splashback tiling to sink.

FIRST FLOOR

LANDING

Access to shelved store. Access to partially floored roof space via slingsby style ladder.

PRINCIPAL BEDROOM 12'5" x 12'4"

Timber panelled feature wall.

EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head.

BEDROOM 2 14'6" x 10'2"

Wood laminate floor covering.

BEDROOM 3 13'2" x 11'1"

Wood laminate floor covering.

BEDROOM 4 10'9" x 9'5"

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit with drench shower head. Towel radiator. Tile effect panelling to walls. Tile effect flooring.

EXTERNAL

Front garden finished in lawn and range of plants, trees and shrubbery.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed rear garden finished in lawn, paved patio area, pergola, decorative stone and range of plants, trees and shrubbery.
Private double driveway finished in decorative stone.

MATCHING DETACHED GARAGE 16'11" x 10'10"

PVC coated, roller, shutter door. Separate timber service door to rear garden. Power and light.

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

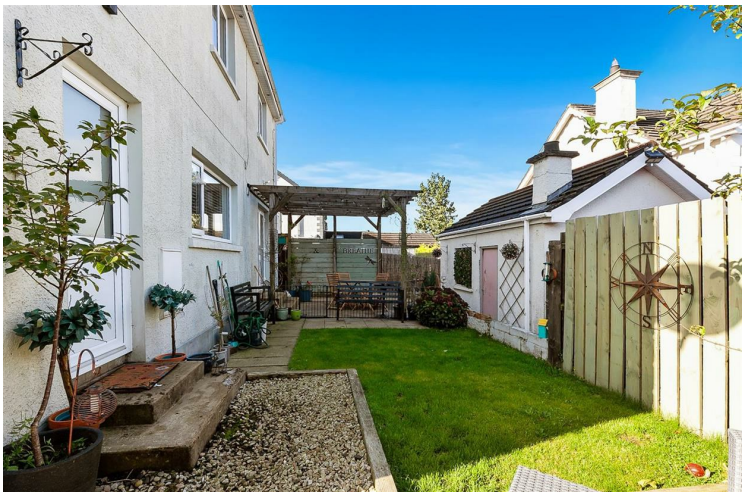




charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

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.



Immaculately presented, four bedroom/three+ reception, detached family home, extending to circa 1,780 sq ft, plus matching detached garage, situated within the popular Gateside development, Victoria Road, Ballyclare.

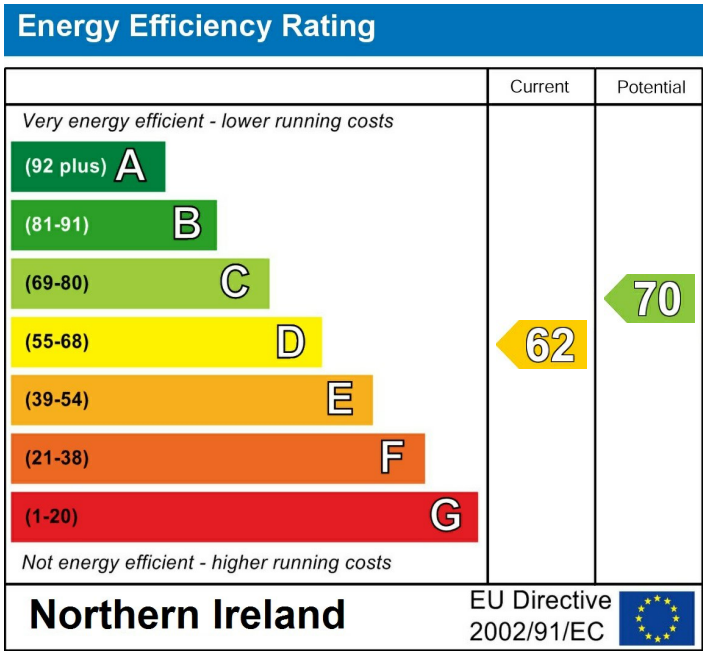
The property comprises entrance hall, bay-fronted lounge, dining room, family room with multi fuel burning stove, kitchen with informal dining area, utility room, furnished cloakroom, four well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom, with contemporary, white four piece suite.

Externally, the property enjoys private double driveway, matching detached garage, and garden area to front, side and rear.

Other attributes include recently installed remote operated gas heating system, and energy efficient, high quality, uPVC double glazing and external doors.

Early interest 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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