COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



24 Mill Green, Doagh, Ballyclare, BT39 0PH

- Detached Family Home
- Lounge; Wood Burning Stove
- Deluxe Bathroom With Four Piece Suite
- Utility Room; Furnished Cloakroom
- Large Fully Enclosed Rear Garden
- Three Bedrooms; Principal With En Suite
- Kitchen Through Dining Room
- Oil Heating; PVC Double Glazing
- Generous Sized Private Driveway
- Convenient Location; Immaculately Presented

Offers Over £179,950

EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door with matching double glazed side screen. Timber flooring. Stairwell to first floor. Access to under stairs store.

LOUNGE 15'7" x 12'2"

Brick fireplace with cast iron wood burning stone. Timber flooring. Twin windows to front elevation.

KITCHEN THROUGH DINING ROOM 18'8" x 16'7" (wps)

Modern fitted high gloss kitchen with range of high and low level storage units with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit. Integrated ceramic touch screen hob with stainless steel extractor hood over. Integrated oven and fridge freezer. Plumbed and space for integrated dishwasher. Splash back tiling to walls. Tiled floor. Aluminium, double glazed, sliding patio door to rear garden.







UTILITY ROOM 7'8" x 5'10"

Range of high and low level storage units and work surface to match kitchen. Stainless steel sink unit with draining bay. Plumbed for automatic washing machine. Space for under counter fridge. Splash back tiling to walls. Tiled floor.

FURNISHED CLOAKROOM

White two piece suite comprising pedestal wash hand basin and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to hot press and roof space.

PRINCIPAL BEDROOM 18'9" x 12'1"

Twin windows to rear elevation. Wood laminate floor covering.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white three piece suite comprising tile effect panelled shower enclosure, floating vanity unit and WC. Electric shower.

BEDROOM 2 12'5" x 10'0" (wps)

Twin windows to front elevation. Wood laminate floor covering.

BEDROOM 3 8'6" x 8'5"

DELUXE BATHROOM

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

EXTERNAL

Front garden finished in lawn and range of shrubs.
Tiled entrance canopy.
External lighting.
Generous sized private driveway finished in decorative stone.
Large, fully enclosed rear garden finished in lawn, decorative stone, paved patio area and range of shrubs.
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.

CRAWFORD MULHOLLAND FINANCIAL

William Fullerton, mortgage advisor with Crawford Mulholland Financial, found at Colin Graham Residential.

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COLIN GRAHAM RESIDENTIAL

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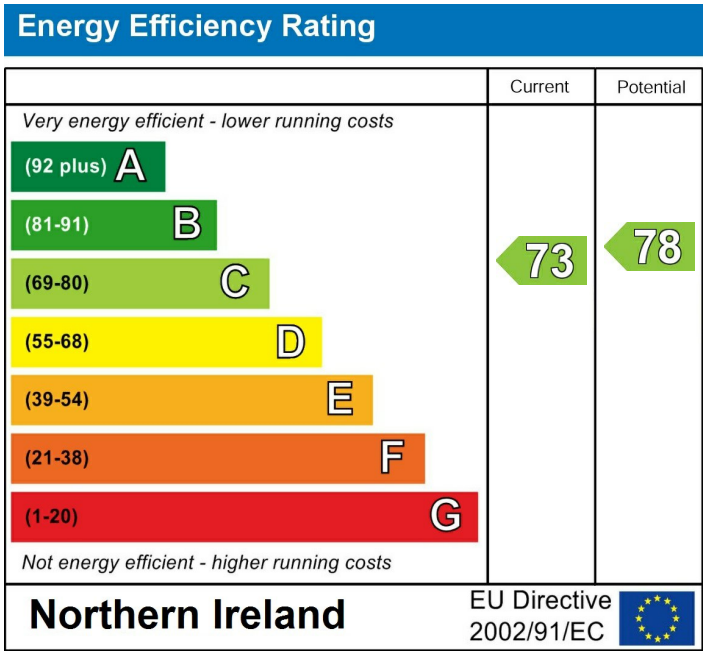
Immaculately presented, spacious, three bedroom detached family home with generous sized private driveway and large, fully enclosed rear garden, conveniently located within the popular Mill Green development, Station Road, Doagh. The property comprises entrance hall, lounge with cast iron wood burning stove, kitchen through dining room with modern fitted kitchen, separate utility room, furnished cloakroom, three well proportioned first floor bedrooms, to include principal bedroom with deluxe en suite shower room, and deluxe bathroom with white four piece suite. Externally the property enjoys generous sized private driveway finished in decorative stone, front garden finished in lawn and range of shrubs, and large, fully enclosed rear garden finished in lawn, decorative stone, paved patio area and range of shrubs. Other attributes include oil fired central heating, PVC double glazing and convenient location. 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 2019

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