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# 62 Mill Green, Doagh, BT39 0PH

- Spacious, Semi Detached Home
- Lounge; Open Fire
- Modern Fitted Kitchen
- Deluxe Bathroom; En Suite Shower Room
- Private Driveway; Rear Garden
- Three, Well-Proportioned Bedrooms
- Kitchen Through Dining Room
- Utility Room; Furnished Cloakroom
- Oil Heating; PVC Double Glazing
- Immaculate Throughout; Rural Views

Offers Over £169,950

EPC Rating D

# 62 Mill Green, Doagh, BT39 0PH

## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Hardwood, double glazed front door. Wood laminate floor covering. Stairwell to first floor.

### LOUNGE 13'10" x 13'1"

Open fire in cast iron fireplace, with tiled hearth and timber surround. Twin windows to front elevation, enjoying rural views. Wood laminate floor covering. Open arch leading to:

### KITCHEN THROUGH DINING ROOM 18'2" x 13'0" (wps)

Modern fitted kitchen with range high and low level storage units, with contrasting wood block effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Splash back tiling to walls. Wood laminate floor covering. Access to shelved store.

[redacted]

[redacted]

## UTILITY ROOM 6'5" x 5'2"

Range of high and low level fitted storage units with contrasting wood block effect melamine work surface. Stainless steel sink unit with draining bay. Plumbed and space for washing machine. Space for tumble dryer. Splash back tiling to walls. Wood laminate floor covering. Hardwood, double glazed door to rear garden.

## FURNISHED CLOAKROOM

White, two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink. Wood laminate floor covering.

## FIRST FLOOR

## LANDING

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

## PRINCIPAL BEDROOM 12'10" x 10'0"

## EN SUITE SHOWER ROOM

White, three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Electric shower. Splash back tiling to sink.

## BEDROOM 2 15'1" x 8'11" (wps)

Rural views to front elevation.

## BEDROOM 3 15'1" x 7'3"

Rural views to front elevation.

## BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Glass shower screen over bath. Part tiling to walls.

## EXTERNAL

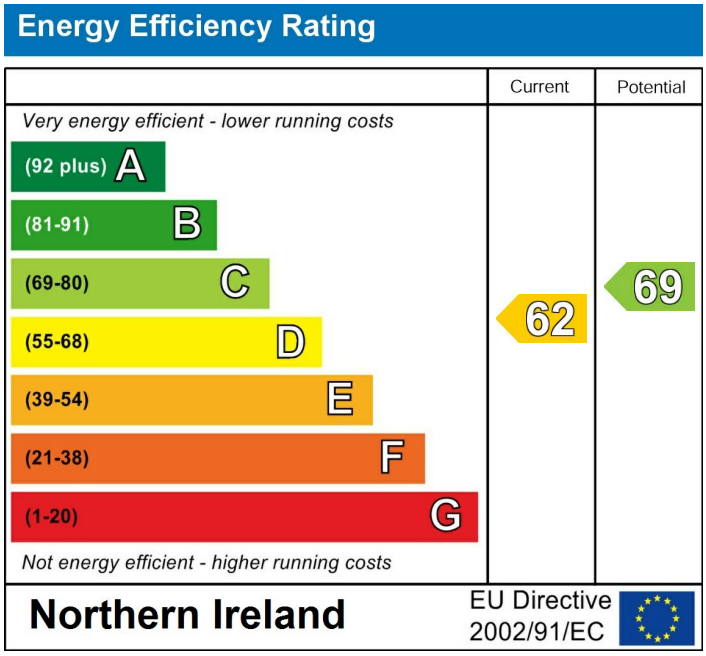
Private, double driveway, finished in decorative stone.
Tiled entrance canopy.
External lighting.
Rear garden finished in lawn, paved patio area and decorative stone.
Oil fired central heating boiler.
PVC oil storage tank.

## 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.

[redacted]

***Immaculately presented, spacious, three bedroom, semi detached home, occupying a prime site within the popular Mill Green development, Doagh, Ballyclare. The property comprises entrance hall, lounge with open fire, kitchen through dining room, modern fitted kitchen, utility room, furnished cloakroom, three well proportioned, first floor bedrooms, to include principal en suite, and deluxe family bathroom. Externally, the property enjoys private double driveway, finished in decorative stone, and rear garden, finished in lawn and paved patio area. Other attributes include oil heating, PVC double glazing and rural views. 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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