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# 1 The Brooks, Doagh, Ballyclare, BT39 0NW

- Ground Floor, Maisonette Style Apt.
- Open Plan Living / Dining / Kitchen
- Deluxe, Fully Tiled Shower Room
- PVC Double Glazing
- Communal Parking
- Two Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Oil Heating
- Communal Gardens
- Immaculate Throughout

Offers Over £104,950

EPC Rating C





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## PROPERTY DESCRIPTION

### ACCOMMODATION

### ENTRANCE HALL

Hardwood double glazed front door. Tiled floor.

### LOUNGE THROUGH KITCHEN DINING 22'11" x 10'9" wps

Dual aspect windows enjoying rural views. 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 with draining bay. Integrated hob with stainless steel extractor hood over. Integrated oven, fridge freezer and washing machine. Splash back tiling to walls. Tiled floor to kitchen area.

### BEDROOM 1 11'10" x 9'10"

### BEDROOM 2 8'10" x 7'6"







## DELUXE FULLY TILED SHOWER ROOM

White three piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled mains shower unit. Chrome towel radiator. Access to shelved store.

## EXTERNAL

Communal parking.
Communal gardens.
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.

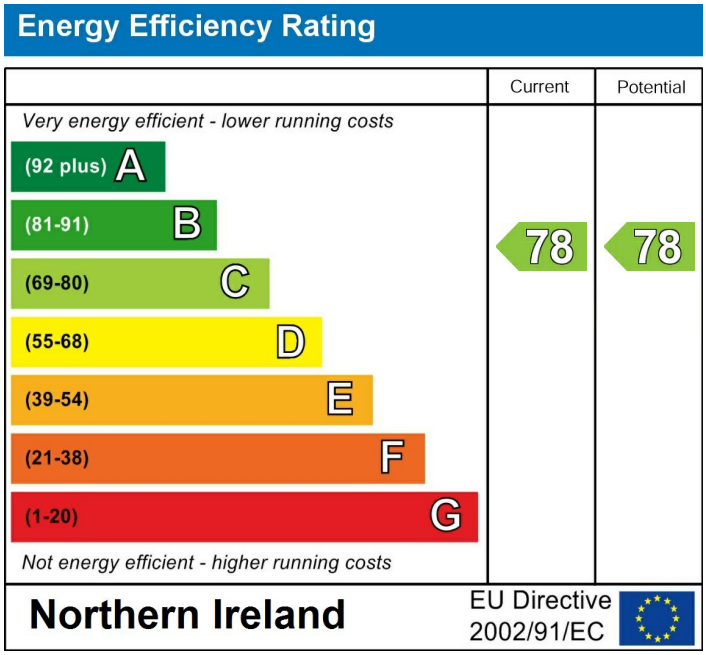






***Immaculately presented, two bedroom, ground floor, maisonette style apartment, with private entrance, located within the popular Brooks development, Doagh, Ballyclare. The property comprises entrance hall, open plan living / dining / kitchen area, modern fitted kitchen, two well proportioned bedrooms, and deluxe, fully tiled shower room. Externally, the property enjoys communal gardens and communal parking area to side and rear. Other attributes include oil fired central heating, PVC double glazing, rural views 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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