



24 Burnside Road, Doagh, BT39 0SH

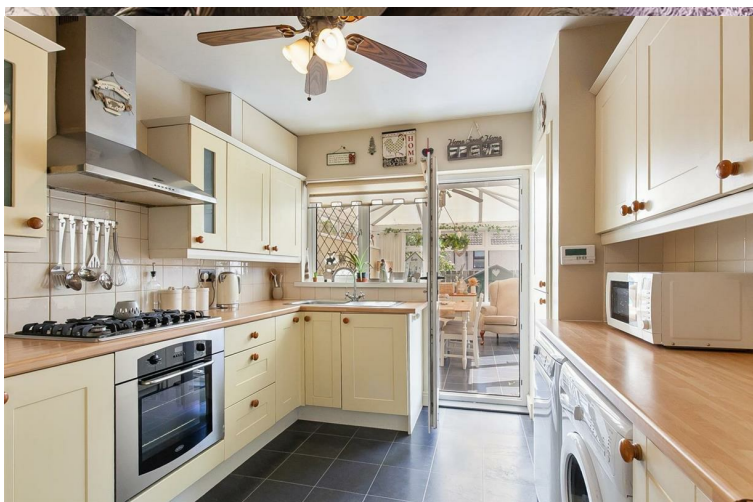
- Detached Bungalow
- Lounge; Wood Burning Stove
- Modern Fitted Kitchen
- Oil Heating; PVC Double Glazing
- Gardens Front and Rear
- Three Bedrooms
- Conservatory Extension
- Bathroom; White Suite
- Driveway; Garage; Outbuildings
- Village Setting

Offers Over £199,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door with matching side screen. Wood laminate floor covering. Access to cloakroom and partially floored roof space via slingsby style ladder. Glass panelled doors leading lounge and kitchen.

LOUNGE 15'0" x 11'3" (wps)

Cast iron wood burning stove on tiled hearth. Picture window to front elevation. Access to hot press. Wood laminate floor covering.

KITCHEN 11'10" x 9'3" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Stainless steel sink unit with draining bay. Integrated gas hob with stainless steel extractor hood over. Integrated oven. Space for undercounter fridge. Plumbed and space for washing machine. Space for tumble dryer. Splashback tiling to walls. Tile effect flooring. Built in shelved larder unit. PVC double glazed door leading to:



CONSERVATORY 12'2" x 9'11"

PVC double glazed framed with matching French doors leading to rear garden. Tile effect, wood laminate floor covering.

BEDROOM 1 13'1" x 11'1" (wps)

Built in wardrobe/store. Wood laminate floor covering.

BEDROOM 2 11'5" x 8'6"

Range of fitted wardrobes and storage units.

BEDROOM 3 8'2" x 8'1"

BATHROOM

White, three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower and folding glass shower screen over bath. Part tiled, part timber panelled walls.

EXTERNAL

Private driveway finished in tarmac.

Front garden finished in lawn and range of mature plants, trees and shrubbery.

Entrance porch.

External lighting.

Fully enclosed low maintenance rear garden finished in paved patio area, timber decking and raised beds.

Outside taps.

PVC oil storage tank.

ATTACHED GARAGE 18'9" x 7'7"

Up and over door. Separate service door leading to:

STORE 8'3" x 7'8"

UTILTY STORE 11'1" x 7'8"

Oil fired central heating boiler.

GARDEN ROOM/HOME GYM 7'7" x 7'6"

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.





Well presented, detached bungalow with conservatory extension, garage and range of outbuildings, conveniently situated within Burnside village, Doagh, Ballyclare.

The property comprises entrance hall, lounge, conservatory, kitchen, three bedrooms, and bathroom, with white, three piece suite.

Externally, the property enjoys private driveway, attached garage, utility store, garden room, store, and gardens front and rear, finished in lawn, paved patio area, timber decking and raised beds.

Other attributes include oil heating and PVC double glazing.

Early interest highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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