



9 Gateside Avenue, Ballyclare, BT39 9GS

- Spacious, Family Sized, Semi Detached
- Modern Fitted Kitchen
- Separate Family Bathroom
- Private Driveway
- Convenient Location
- Four Bedroom; Three Reception
- Principal Bedroom With Dressing Room & En Suite
- Gas Heating; PVC Double Glazing
- Fully Enclosed Rear Garden
- Immaculately Presented Throughout

Offers Over £265,000

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Composite double glazed front door. Tiled floor. Stairwell to first floor. Access to under stairs store. Glass panelled door leading to kitchen.

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising floating vanity unit and WC. Splashback tiling to walls. Tiled floor.

LOUNGE 14'6" x 12'0"

Contemporary, wall mounted, focal point fire. Tiled floor. Open arch leading to:

DINING ROOM 13'2" x 9'5" (wps)

Tiled floor. PVC double glazed French doors with matching side screens leading to rear garden. Open arch leading to kitchen.

FAMILY ROOM 16'2" x 10'9"



KITCHEN 13'6" x 10'8" (wps)

Modern fitted kitchen with range of high and low level units with contrasting granite effect melamine work surface. Colour coded 1.5 bowl sink unit with draining bay. Integrated gas hob with extractor hood over. Integrated oven, fridge freezer and dishwasher. Twin glass fronted display cabinets. Splashback tiling to walls. Upstands to match worktop. Tiled floor.

UTILITY ROOM 10'7" x 4'8"

Tiled floor. Composite, double glazed door to rear garden.

FIRST FLOOR

Access to shelved store. Stairwell leading to second floor.

PRINCIPAL BEDROOM 15'1" x 10'9"

Access to roof space. Open arch leading to:

WALK IN WARDROBE/DRESSING ROOM 13'10" x 9'10"

Wall to wall fitted wardrobes.

ENSUITE SHOWER ROOM

Contemporary, white, three piece suite comprising panelled shower closure, floating vanity unit and WC. Thermostat controlled main shower unit with drench shower head. Chrome towel radiator. Tiled effect panelling to walls. LVT flooring.

BEDROOM 2 12'5" x 10'9"

Fitted wardrobes.

BEDROOM 3 12'0" x 8'0"

FULLY TILED BATHROOM

White, three piece suite comprising tiled encased bath, pedestal wash hand basin and WC. Electric shower and folding shower screen over bath.

SECOND FLOOR

LANDING

Informal living/study area.

BEDROOM 4 16'11" x 12'0" (wps)

Access to roof storage.

EXTERNAL

Private double driveway finished in tarmac.

Brick pavior entrance area.

Low maintenance front garden finished in decorative stone and raised sleepers.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed rear garden finished in lawn, brick pavior, paving, decorative stone and raised beds.

Oil fired central heating boiler.

PVC oil storage tank.

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.



Immaculately presented, spacious, four bedroom/three reception, semi detached home, situated within the popular Gateside development, Victoria Road, Ballyclare.

The property comprises entrance hall, furnished cloakroom, lounge, dining room, family room, kitchen, four well-proportioned bedrooms, to include principal bedroom with dressing room/walk in wardrobe and en suite shower room, and separate family bathroom.

Externally, the property enjoys private driveway finished in tarmac, and fully enclosed rear garden, finished in lawn, brick pavior, paving, decorative stone and raised beds.

Other attributes include gas heating and PVC double glazing.

Early viewing highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(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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