



FOR SALE

76 Upper Gateside Grove

Ballyclare, BT39 9WN



Offers over £209,950



76 Upper Gateside Grove is an impressive three-bedroom semi-detached home that offers the feel and presence of a detached property, enhanced by its generous layout and substantial enclosed side garden. Situated within a highly sought-after and well-established residential area of Ballyclare, the property enjoys a convenient position close to a range of local amenities.

Bright and spacious throughout, the accommodation comprises a welcoming lounge, a contemporary shaker-style kitchen with informal dining area, separate utility room, and a convenient downstairs W/C. The first floor features three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom suite.

This attractive home combines style, space, and practicality in a desirable location, making it an excellent opportunity for a range of purchasers.

**HALLWAY** 16'10 x 17'1 (5.13m x 5.21m)

Composite front door with glazed insets. Tiled flooring. Access to storage.

**TOILET** 7'1 x 4'1 (2.16m x 1.24m)

White suite comprising low flush W/C. Vanity style sink unit with mixer taps. Tiled splashback. Tiled flooring.

**LIVING ROOM** 9'1 x 18' (2.77m x 5.49m)

Laminate wood effect flooring.

**FITTED KITCHEN** 10'3 x 12'5 (3.12m x 3.78m)

Shaker style kitchen with range of high and low level units with contrasting worktops with matching upstand. Stainless steel 1.5 bowl sink unit with mixer taps. Integrated electric hob. Integrated stainless steel extractor fan. Eye level Hotpoint oven and grill. Integrated dishwasher. Tiled flooring. Tiled splashback. Recessed spotlights.

**UTILITY** 5' x 10'3 (1.52m x 3.12m)

Range of high and low level units with contrasting worktops with matching upstand. Stainless steel sink unit with drainer and mixer taps. Plumbed for washing and dryer. Tiled flooring. Access to garden.

**BEDROOM1** 14'3 x 9'11 (4.34m x 3.02m)

**ENSUITE** 3'4 x 9'11 (1.02m x 3.02m)

Fully enclosed shower unit. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled splashback. Tiled flooring.

**BEDROOM 2** 10' 4 x 8'9 (3.05m 1.22m x 2.67m)

**BEDROOM 3** 10'4 x 8'9 (3.15m x 2.67m)

**BATHROOM** 6'10 x 7'11 (2.08m x 2.41m)

White suite comprising tiled bath with mixer taps and overhead shower. Low flush W/C. Semi pedestal wash hand basin with mixer taps. Tiled flooring. Tiled splashback.

**HALLWAY** 15' x 7'1 (4.57m x 2.16m)

Access to storage. Access to roofspace.

**STORAGE** 2'11 x 4'2 (0.89m x 1.27m)

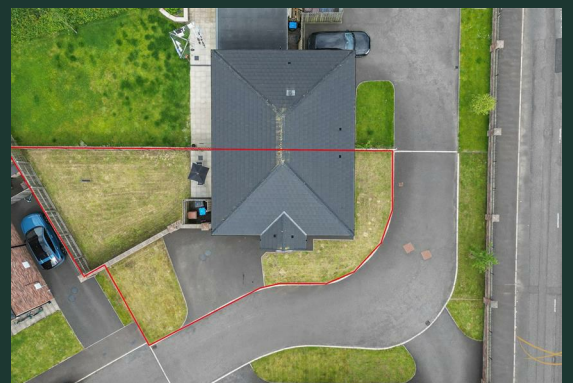
**OUTSIDE**

Front, side and fully enclosed garden with laid in lawn. Outdoor tap. Outdoor lighting.

Tarmac finished driveway

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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