



FOR SALE

82 Gateside Manor

Ballyclare, BT39 9GA

Offers over £269,950



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Nest Estate Agents are delighted to bring to the market this beautiful four bedroom detached property, located in the heart of Ballyclare town within the popular Gateside Development, off the Victoria Road. This property offers excellent family accommodation, boasting two reception rooms, downstairs w/c, luxury fitted kitchen, utility room, four bedrooms (master with en-suite), four piece family bathroom, additional storage and garage. This property has been well maintained by the current home owners and will be sure to appeal to a range of buyers. Externally the property offers off road parking for 3+ cars with private driveway and a spacious private rear garden with garage.

Other attributes include oil fired central heating and uPVC double glazed windows throughout.

This property occupies a generous site and is conveniently located within the catchment for the areas leading schools and nurseries, also within walking distance to the towns most popular shops, supermarkets and coffee shops.

We anticipate this property will appeal to a range of buyers and early viewing is highly recommended. Contact Nest to arrange a viewing on 028 9343 8090

HALLWAY

16'7" x 7'3" (5.05m x 2.21m)

Composite front door with frosted side glazing. Wood effect tiled flooring.

TOILET

5'1" x 8'2" (1.55m x 2.49m)

Contemporary mosaic tiled flooring. Low flush w/c. Vanity unit with ceramic sink and chrome tap with subway tiled splashback.

LIVING ROOM

11'7" x 15'7" (3.53m x 4.75m)

Wood effect laminate flooring. Open fire with wooden surround and tiled hearth. Recessed spotlights.

DINING ROOM

10'4" x 13'11" (3.15m x 4.24m)

Wood effect flooring. uPVC sliding door leading to rear garden.

KITCHEN

13'7" x 10'4" (4.14m x 3.15m)

Range of high and low level fitted shaker units with luxury quartz worktop and breakfast bar with wine cooler. Integrated double oven and microwave. Undermount chrome sink with mixer tap. Five ring gas cooker. Overhead and under cabinet recessed spotlights. Glazed splashback with overhead extractor fan. Wood effect tile flooring.

UTILITY

5'10" x 7'11" (1.78m x 2.41m)

Range of high and low level units with contrasting formica worktops. Additional full height storage cupboard and pull out spice rail. Plumbed for appliances. Chrome sink with mixer tap and drainer.

BEDROOM 1

15'10" x 11'8" (4.83m x 3.56m)

STORAGE

3'1" x 5' (0.94m x 1.52m)

EN-SUITE

5'2" x 5'8" (1.57m x 1.73m)

Low flush w/c. Vanity unit with ceramic sink basin and chrome mixer tap. Electric shower unit with chrome trim. Tiled flooring. Tiled splashback.

BEDROOM 2

12'4" x 8'10" (3.76m x 2.69m)

BEDROOM 3

10'5" x 10'5" (3.18m x 3.18m)

Wood effect laminate flooring.

BEDROOM 4

6'10" x 10'5" (2.08m x 3.18m)

Wood effect laminate flooring. Range of built in storage units with wooden worktop.

BATHROOM

6'5" x 10'5" (1.96m x 3.18m)

Contemporary four piece bathroom suite comprising low flush w/c. Freestanding bath with chrome mixer taps. Vanity unit with ceramic sink basin and chrome mixer tap. Fully tiled walls with mosaic feature. Thermostatic mixer shower with slate effect pvc panelling. Recessed spotlights. Tiled flooring.

LANDING

18'11" x 3'10" (5.77m x 1.17m)

Recessed spotlights. Access to partially floored roof space via fitted loft ladder.

STORAGE

2'11" x 2'7" (0.89m x 0.79m)

GARAGE

10'8" x 20'10" (3.25m x 6.35m)

Up and over roller door. Power and light. uPVC pedestrian entrance.

OUTSIDE

Private front driveway offering off road parking for 3+ cars. Side gate access leading to rear garden. Enclosed south facing rear garden featuring newly upgraded patio area with brick surround. Brick boiler house with OFCH boiler (recently upgraded). Low maintenance lawn. Surrounding wooden privacy fence. Double electrical socket. Outside light. Outside tap.

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 Nest Mortgages on 02893 438092.

Our agents are always on hand to answer any property queries and provide a friendly service, thinking about selling your home? We provide free, no obligation valuations- contact us via email hello@nestestateagents.com or telephone 028 9343 8090.



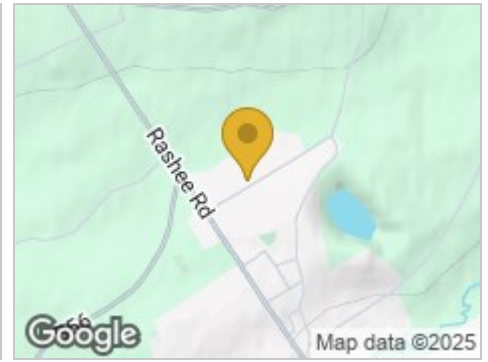
Road Map



Hybrid Map



Terrain Map



Floor Plan

82 Gateside Manor, Ballyclare



Ground Floor



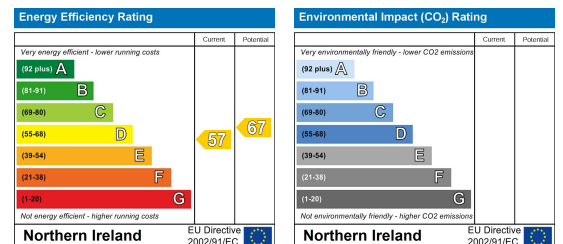
First Floor



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.