NEST
ESTATE AGENTS

36 Sixmile Manor

Ballyclare, BT39 9US

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Offers over £109,950

Welcome to 36 Sixmile Manor, a beautifully maintained two-bedroom first floor apartment ideally positioned in the heart of Ballyclare. Offering convenience, comfort and modern living, this superb home is just a short stroll from the town centre, with an excellent range of local amenities, parks and schools right on your doorstep.

Perfectly suited to first-time buyers, downsizers or investors alike, this property presents a fantastic opportunity to secure a stylish and low-maintenance home in a highly sought-after location. Internally, the apartment boasts two well-proportioned bedrooms, including a principal bedroom with ensuite, a modern fitted kitchen, and a bright lounge featuring French doors that enhance the sense of space and natural light. A contemporary four-piece family bathroom suite completes the accommodation.

With its central location and move-in ready condition, 36 Sixmile Manor is sure to appeal to a wide range of purchasers. Contact Nest Estate Agents today to arrange your viewing.

HALLWAY 10'5 x 6'5 (3.18m x 1.96m)
Laminate wood effect flooring. Access to storage.

STORAGE 1'11 x 2'10 (0.58m x 0.86m)

LOUNGE 15 x 11'2 (4.57m x 3.40m)
Laminate wood effect flooring. French doors.

FITTED KITCHEN 6'5 x 10'1 (1.96m x 3.07m)
Range of high and low level units with formica worktops. Stainless steel sink unit with drainer and mixer taps. Integrated electric oven. Integrated electric oven. Stainless steel extractor fan. Space for washing machine. Laminate wood effect flooring. Tiled splashback.

BATHROOM 7'3 x 7'10 (2.21m x 2.39m)
White suite comprising paneled corner bath with mixer taps. Enclosed mains shower. Low flush W/C. Tiled flooring. Partially tiled walls.

BEDROOM 1 11'8 x 11'8 (3.56m x 3.56m)

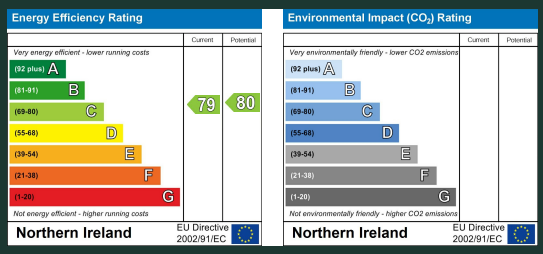
ENSUITE 3'2 x (0.97m x)
White suite comprising electric shower. Low flush W/C. Pedestal hand basin with mixer taps. Partially tiled walls. Tiled flooring.

BEDROOM 2 11'8 x 10'8 (3.56m x 3.25m)

Allocated parking to the rear of the property.

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.



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