

## 22 The Brooks, Burnside, BT39 0NW



- Superb First Floor Apartment
- 2 Bedrooms/ Slide Robes In Bedroom 1
- Contemporary Open Plan Kitchen/ Living/ Dining Layout
- Quality Shaker Fitted Kitchen With Range Of Integrated Appliances
- Deluxe Bathroom And En Suite Shower Room
- Grey PVC Double Glazed Windows
- Oil Fired Central Heating/ Alarm System
- Beautifully Presented Throughout
- Communal Rear Gardens With Bin Store
- Open Rural Aspect To The Rear

**PRICE Offers Over £114,950**

*Superb first floor apartment located in a block of 6 only units within this select development in Burnside enjoying a delightful open rural aspect to the rear. With a range of quality high specification finishes throughout, matched by the immaculate presentation, this property is sure to impress!*

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## ACCOMMODATION

### ENTRANCE HALL

Solid flush oak veneer front door with dead lock.

### HALLWAY

With large storage cupboard. Alarm system.

Solid flush oak veneer internal doors throughout with contemporary chrome handles.

### SPACIOUS OPEN PLAN KITCHEN/ LIVING/ DINING SPACE 18' 6" x 16' 8"

Twin front windows. Kitchen area with range of quality fitted high and low level units in walnut finish with matching work surfaces. Built in 4 ring hob and under oven with matching overhead stainless steel pyramid style extractor unit. Built in fridge. Built in freezer. Built in saucepan drawers. Inlaid one and half bowl stainless steel sink unit and single block mixer tap. Integrated washer/ dryer. Ceramic floor tiling to kitchen area with complementary wall tiling.



### BEDROOM 1 10' 10" x 10' 10"

Built in slide robes with twin mirror doors, integrated shelves and hanging space.

### En Suite Shower Room

With 3 piece white suite comprising large fully tiled shower cubicle with electric shower unit and folding screen doors. Pedestal wash hand basin with single block mixer tap. Push button flush w.c. Ceramic tile floor. Matching accessories including wall mounted mirror.





## BEDROOM 2 10' 10" x 8' 4"

NB Delightful open rural aspect from each of the bedrooms.

## DELUXE BATHROOM

With 3 piece suite comprising panelled bath in fully tiled surround with mixer tap and shower fittings. Fixed shower screen. Semi pedestal wash hand basin with single block mixer tap. Push button flush w.c. Ceramic tile floor. Matching accessories.



You Talk. We Listen.

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## Outside

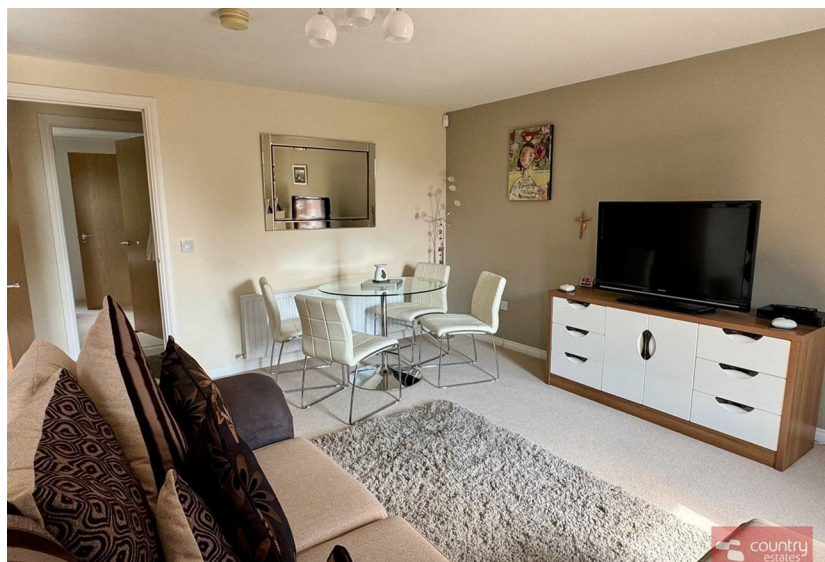
Tarmac forecourt with double glazed front door and matching side screens and fanlight over accessing spacious bright communal entrance hall.

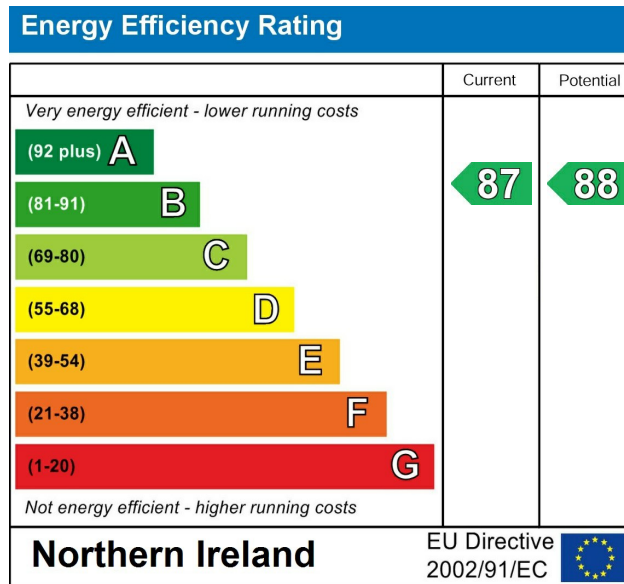
Ceramic tile floor with stairwell to first floor. Ornamental balustrading.

Communal car parking spaces with ample visitor parking.

Communal rear gardens with boundary hedges.

Sectioned to provide bin storage and oil tank storage bays.





**IMPORTANT NOTE TO ALL PURCHASERS:**  
**We have not tested any of the systems or appliances at this property.**

Relying on a mortgage to finance your new home?

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