



65 Thorburn Road, Newtownabbey, BT36 7JA

Offers Over £194,950

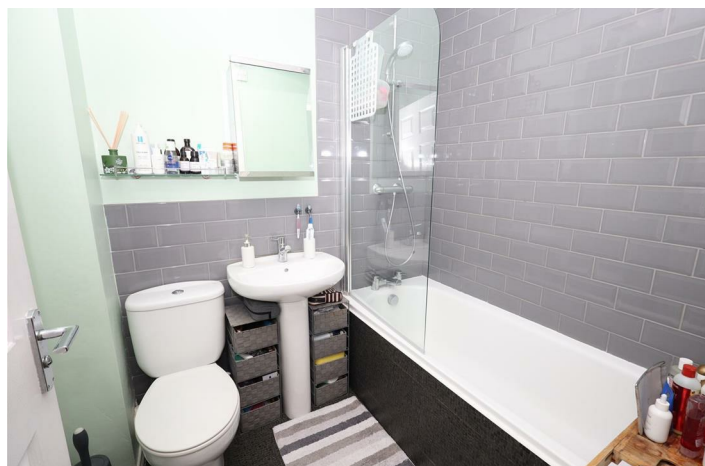
- Immaculately presented semi detached villa in popular residential development
- Lounge with feature fireplace
- 3 Piece bathroom suite
- Gas fired central heating
- Private driveway
- 3 Bedrooms
- Open plan kitchen/ dining room
- Double glazing in uPVC frames
- Fully enclosed rear garden
- Located close to excellent schools, shops and frequent transport links

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65 Thorburn Road is an immaculately presented, three bedroom semi detached home located just off the ever popular and convenient Serpentine Road close to Cavehill Country Park and Belfast Castle. Offering spacious and modern living accommodation throughout, the property comprises a bright lounge with feature hole in wall style fireplace with inset gas fire, fitted kitchen and open plan dining area and downstairs WC, as well as three well proportioned bedrooms and a modern three piece bathroom suite. Additional benefits include gas fired central heating and double glazing in uPVC frames and views of Belfast Lough. Externally the property boasts a fully enclosed rear garden, front garden and private driveway to side. This attractive home is sure to appeal to a wide range of buyers and early viewing is strongly advised.



Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Ceramic tiled flooring, PVC front door with glazed inset panel

LOUNGE

14'4" x 11'5"

Wooden laminate flooring, hole in wall style fireplace with gas fire, downlighters

KITCHEN

9'2" x 8'7"

Range of high and low level units, round edge worksurfaces, space for fridge freezer, space for washing machine, built in fan assisted oven, built in gas hob, stainless steel overhead extractor canopy, gas boiler

DINING ROOM

11'4" x 8'8"

Ceramic tiled flooring

DOWNSTAIRS W/C

Push button W/C, pedestal wash hand basin with mixer tap, ceramic tiled flooring

FIRST FLOOR

LANDING

Access to partially floored roofspace by loft ladder

BEDROOM (1)

18'4" x 11'5"

BEDROOM (2)

11'1" x 8'10"

BEDROOM (3)

11'2" x 7'5"

BATHROOM

3 Piece suite comprising pedestal wash hand basin with mixer tap, push button W/C, panelled bath with overhead thermostatic shower unit, part wall tiling, extractor fan

OUTSIDE

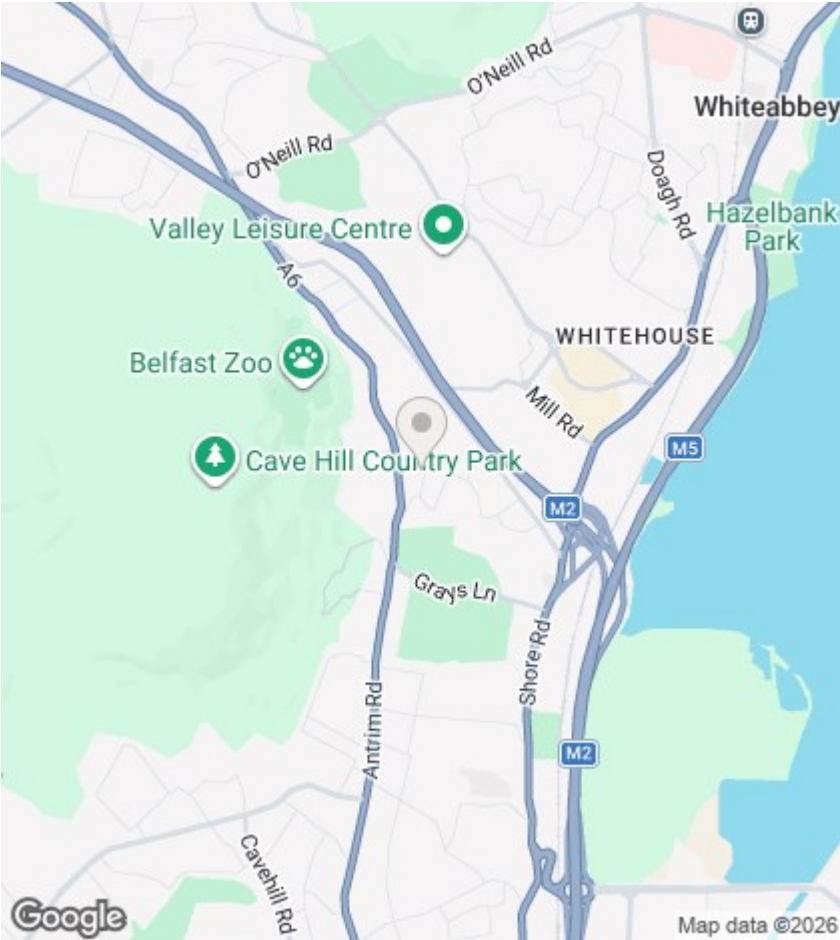
Garden to front, laid in lawn, paved pathway

Driveway to side

Fully enclosed laid in lawn, decked patio area

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties

should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC