



6 Beechgrove Gardens, Newtownabbey, BT36 6JF

Offers Over £194,950

- Extended semi detached villa in highly popular residential cul de sac
- Lounge with multi fuel stove
- Through to sunroom
- Double glazing in uPVC frames
- Attached garage with sub divided utility room
- 3 Bedrooms
- Shaker style fitted kitchen with casual dining area
- Modern white bathroom suite
- Gas fired central heating
- Highest presentation throughout

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Located within a highly popular residential cul de sac, this beautifully extended semi detached villa is presented to an exceptional standard throughout. Offering three bedrooms, the property combines comfort and style with a warm and inviting lounge complete with multi fuel stove. The attractive shaker style fitted kitchen features a casual dining area and opens through to a delightful sunroom, creating the perfect space for modern family living. A contemporary white bathroom suite enhances the home further, while double glazing in uPVC frames and gas fired central heating provide year round comfort. The property also benefits from an attached garage with a practical sub divided utility room. A superb home in a desirable location, ideal for growing families and first time buyers alike.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Composite front door, solid wood flooring

Lounge

14'0 x 12'5

Solid wood flooring, hole in wall style fireplace with tiled inset and multi fuel stove, slate tiled hearth, French doors to:

Kitchen

13'6 x 9'10

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps and vegetable sink, glazed display units, built in stainless steel oven and hob unit, stainless steel extractor fan and canopy, plumbed for dishwasher, wall tiling, breakfast bar, ceramic tiled flooring, casual dining area through to:

Sunroom

19'9 x 11'0

Ceramic tiled flooring, double glazed french doors to rear, downlighters

First Floor

Landing- access to partial floored roofspace

Bedroom (1)

12'0 x 8'8

Including built in robes, overhead storage, solid wood flooring, downlighters

Bedroom (2)

11'11 x 7'6

Laminate wood flooring, downlighters

Bedroom (3)

8'10 x 7'5 (at max)

Including built in robe, laminate wood flooring

Bathroom

White suite comprising panelled bath, glazed shower screen, Aqualisa electric shower, vanity unit sink, low flush W/C, wall tiling, ceramic tiled flooring, extractor fan, chrome heated towel rail

Garden

Front: in lawn, tarmac driveway, outside tap

Rear: enclosed paved garden to rear, uPVC fascia and rainwater goods

Garage

15'7 x 7'10

Roller door, light and power

Utility Room

7'9 x 7'1

Range of high and low level units, round edge worksurfaces, plumbed for washing machine, laminate wood flooring, single drainer stainless steel sink unit, gas fired boiler

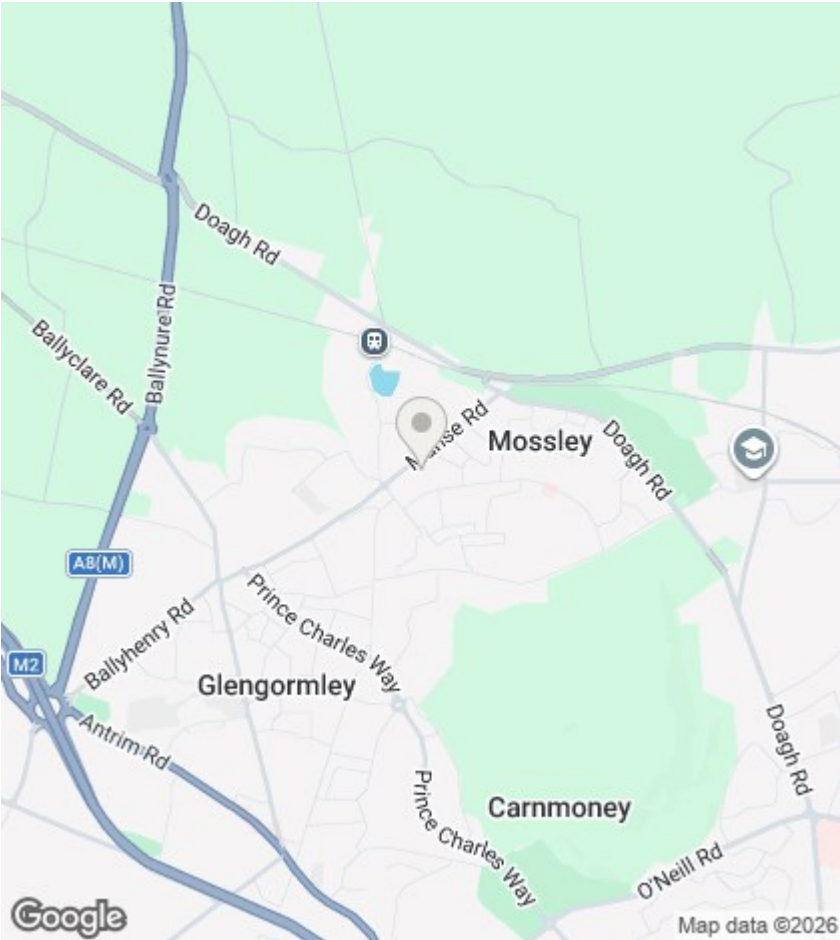
Disclaimer/ additional information

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.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note 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 and floor plans 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	75	79
(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	