



11 Abbots Road, Newtownabbey, BT37 9RB

Offers Over £149,950

- Semi detached villa in highly popular and convenient location
- Lounge
- Modern bathroom
- Gas fired central heating
- Well presented throughout
- 3 Bedrooms
- Modern shaker style fitted kitchen, open plan with dining room
- Double glazing in uPVC frames
- Enclosed garden to rear/ Driveway to front

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This well presented semi detached villa is situated within a highly popular and convenient residential location, ideal for families and first-time buyers alike. The property offers bright and comfortable accommodation throughout, comprising three well proportioned bedrooms, a spacious lounge and a modern shaker style fitted kitchen open plan to the dining area, perfect for everyday living and entertaining.

The home further benefits from a modern bathroom, double glazing in uPVC frames and gas fired central heating, ensuring comfort and efficiency all year round. Externally, there is an enclosed garden to the rear providing excellent outdoor space, along with a driveway to the front for off-street parking. Combining style, practicality and convenience, this attractive home is sure to appeal to a wide range of purchasers.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring, uPVC front door

Lounge

15'11 x 11'9

Laminate wood flooring, downlighters, electric fire

Kitchen/ Diner

19'1 x 11'8

Modern shaker style fitted kitchen, range of high and low level units, built in fridge freezer, plumbed for washing machine, single drainer stainless steel sink unit with mixer tap, inlaid hob, built in oven, stainless steel extractor hood, laminate wood flooring, uPVC back doors, downlighters

First Floor

Landing

Bedroom (1)

11'9 x 10'10

Built in wardrobe, built in storage with gas boiler

Bedroom (2)

11'8 x 9'5

Built in wardrobe

Bedroom (3)

9'5 x 8'4

Built in wardrobe

Bathroom

uPVC bath unit, electric shower, glazed shower screen, low flush W/C, pedestal wash hand basin, paneled walls, chrome heated towel rail, downlighters

Outside

Front: Driveway, in lawn

Rear: In lawn, storage shed

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

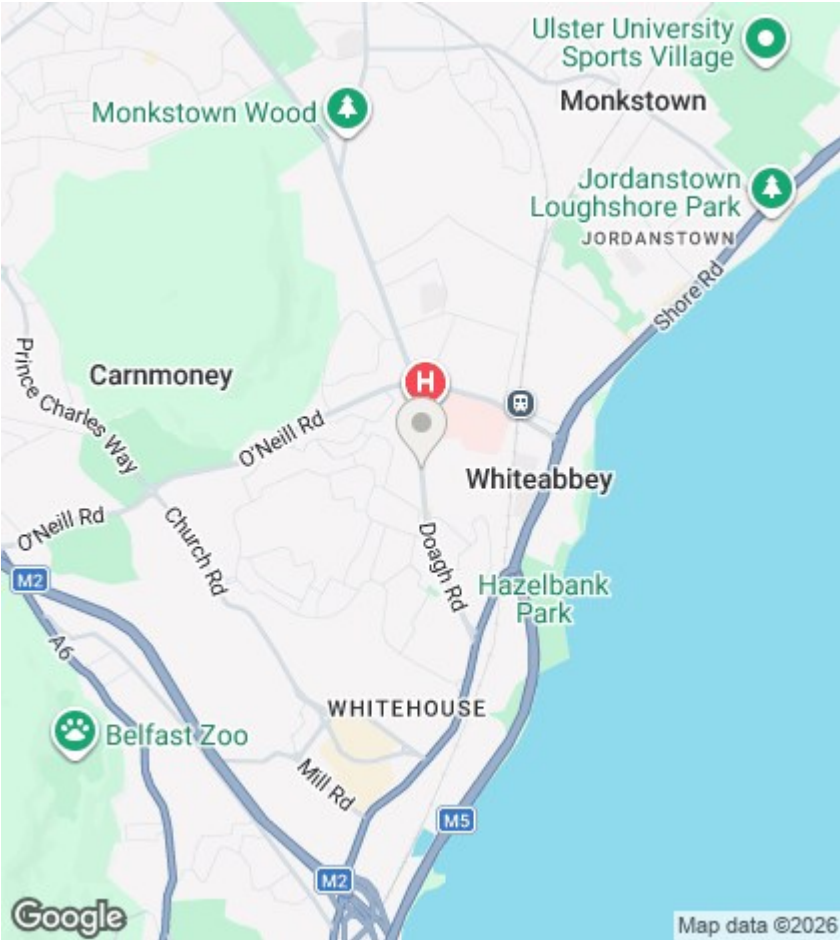
specifically stated.

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

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Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	72
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC