



449a Shore Road, Whiteabbey, BT37 9SE

Offers Around £475,000

- Red brick detached family style home in popular residential area
- Modern white bathroom suite with Jacuzzi bath
- Reception rooms plus study
- Central vacuum system/ Solar Panels
- uPVC fascia and rainwater goods
- 4 Bedrooms (1 with ensuite shower room & dressing room)
- Double glazing/ Oil fired central heating
- Kitchen with built in appliances and casual dining area
- Utility Room/ Cloaks
- Integral 2/3 car garage

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This spacious red-bricked four-bedroom home is ideally located for modern family living, offering both comfort and convenience in a highly sought-after area. With easy access to the M5, commuting is effortless while still enjoying the benefits of a peaceful residential setting. The property boasts well-proportioned rooms throughout, creating a bright and welcoming atmosphere perfect for everyday living and entertaining. Outside, the generous garage and ample car parking space provide excellent practicality for growing families or multiple vehicles. Nature lovers will appreciate the short walk to Hazelbank/ Loughshore and the scenic coastal path, ideal for relaxing strolls, cycling, and outdoor activities. The home is also perfectly positioned close to excellent schools, making it an outstanding choice for families seeking quality education nearby. Combining space, location, and lifestyle, this attractive property presents a fantastic opportunity to enjoy comfortable living in a desirable and well-connected community.



Council Tax Band: Northern Ireland



Ground Floor

Reception Porch

Double doors to:

Spacious Reception Hall

Cloaks, understairs storage

Bedroom (1)

19'6 x 11'5

Family Room

19'9 x 13'7

Feature granite fireplace, door to:

Study

11'4 x 10'1

Family Room

18'9 x 13'8

French doors with glazed side panels, cornicing

Kitchen/ Dining Room

20'6 x 13'2

Range of high and low level units, laminate worksurfaces, single drainer stainless steel sink unit with mixer tap, inlaid hob unit and oven, extractor fan, ceramic tiled flooring, breakfast bar, dishwasher, fluorescent light

Utility Room

16'8 x 6'5 (plus recess)

Built in units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, ceramic tiled flooring, plumbed for washing machine

Cloaks

Low flush W/C, pedestal wash hand basin

First Floor

Spacious Landing

Cornicing, hot press, access to roofspace by Slingsby type ladder

Bedroom (2)

13'7 x 13'4

Views of Belfast Lough

Ensuite Shower Room

Shower unit with Aqualisa jets and mixer tap, built in vanity unit, low flush W/C

Ensuite Dressing Room

Bedroom (3)

13'7 x 13'0

Views of Belfast Lough

Bedroom (4)

13'4 x 12'9

Spacious Bathroom

White suite, panelled bath with mixer tap, Jacuzzi, low flush W/C, built in units, incorporating vanity unit, hot press

Outside

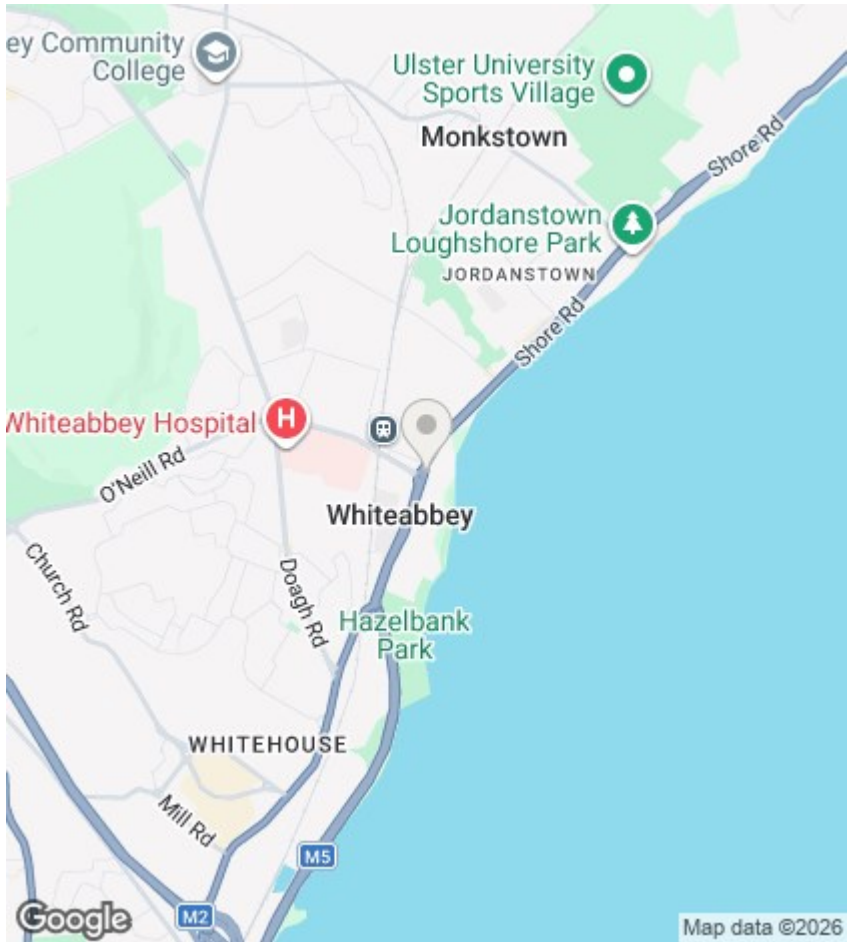
Front: paved in lawn, plants, trees and shrubs

Side & rear in extensive brick paved area with generous car parking, extensive outbuildings, boiler house with oil fired boiler, PVC oil storage tank

Garage

30'0 x 26'10

Remote controlled up and over door



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	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

