



11 Waverley Road, Newtownabbey, BT36 6RU

Offers Over £219,950

- Detached bungalow in highly popular residential development
- 2 Separate reception rooms
- Light bathroom suite with electric shower
- Gas fired central heating
- Generous well maintained gardens to front and rear
- 3 Bedrooms (2 with built in robes)
- Fitted kitchen
- Double glazing in uPVC frames
- Attached garage with utility area

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This detached bungalow is situated within a highly popular residential development and offers excellent potential for buyers seeking a home they can modernise to their own taste. The property comprises three well-proportioned bedrooms, two benefiting from built-in robes, along with two separate reception rooms providing flexible living accommodation. A fitted kitchen and light-coloured bathroom suite with electric shower complete the interior. Additional benefits include double glazing in uPVC frames and gas fired central heating. Externally, the property enjoys generous, well-maintained gardens to both the front and rear, together with an attached garage incorporating a useful utility area. Priced accordingly to reflect the need for some modernisation, this attractive home is expected to generate strong interest and early viewing is highly recommended to avoid disappointment.



Council Tax Band: Northern Ireland



Entrance Hall

uPVC front door, ceramic tiled flooring, storage cupboard plus separate cloaks, access to partially floored roofspace

Lounge

13'10 or 11'9 x 13'3

Brick fireplace with hole in wall style fireplace, TV display unit

Kitchen

11'4 x 7'6

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, cooker point, wall tiling, hot press with insulated copper cylinder, pantry

Dining Room

7'6 x 6'11

Bedroom (1)

12'0 x 10'5

Including built in mirror slide robes

Bedroom (2)

10'5 x 9'5

Bedroom (3)

8'8 x 6'9

Plus built in robe

Bathroom

Light suite comprising panelled bath, glazed folding shower screen, Mira sport electric shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, panelled ceiling

Outside

Front in neat lawn, plants and shrubs

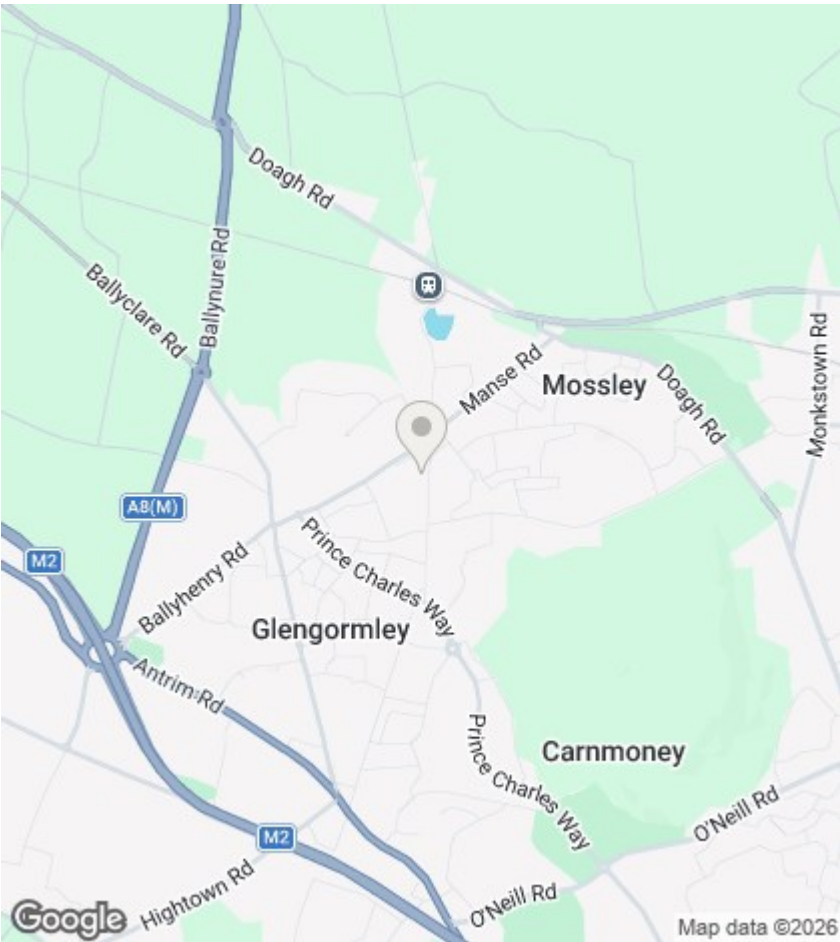
Driveway to side

Enclosed garden to rear, in lawn, raised area in stones, separate paved patio area, variety of plants and shrubs

Extended Garage

30'11 x 8'6 or 7'4

Electric up and over door, stainless steel sink unit, plumbed for washing machine, light and power, Worcester gas fired boiler



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	56	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	