



## 11 Birch Meadow, Newtownabbey, BT36 5ZF

Offers Over £239,950

- Detached property in popular residential area
- 2 Reception Rooms
- White bathroom suite
- Double glazing in uPVC frames
- Cul de sac
- 4 Bedrooms
- Fitted kitchen
- Gas fired central heating
- Integral garage
- Priced to allow some upgrading

# 11 Birch Meadow, Newtownabbey BT36 5ZF

This spacious four-bedroom family home presents a fantastic opportunity for growing families looking to secure a well-proportioned property at an affordable price. Situated within a quiet cul-de-sac, the home offers excellent living accommodation including two bright and versatile reception rooms, ideal for both relaxing and entertaining. The generous layout provides ample space for modern family life, while the convenient location close to Sandyknowes ensures an easy commute to surrounding areas. With excellent potential to personalise and make your own, this property is perfectly suited to buyers seeking comfort, space, and convenience in a highly desirable residential setting. Early viewing is highly recommended to fully appreciate everything this superb family home has to offer.



Council Tax Band: Northern Ireland



## **Ground Floor**

### **Reception Hall**

uPVC front door, Chinese tiled flooring, double doors to:

### **Lounge**

15'7 x 13'1

Chinese tiled flooring, double doors to:

### **Dining Room**

15'7 x 11'8

Chinese tiled flooring

### **Kitchen**

11'8 x 9'9

Fitted kitchen with range of high and low level units, round edge worksurfaces, ceramic sink unit with mixer tap and vegetable sink, built in hob, built in fan assisted oven, extractor fan, Chinese tiled flooring

### **Garage**

18'1 x 9'1

Worcester gas boiler, service door, light and power, up and over door

## **First Floor**

### **landing**

Linen cupboard

### **Bedroom (1)**

15'4 x 9'10

### **Bedroom (2)**

12'9 x 9'8

### **Bedroom (3)**

12'8 x 9'1

### **Bedroom (4)**

10'1 x 9'2

Laminate wood flooring, Velux window

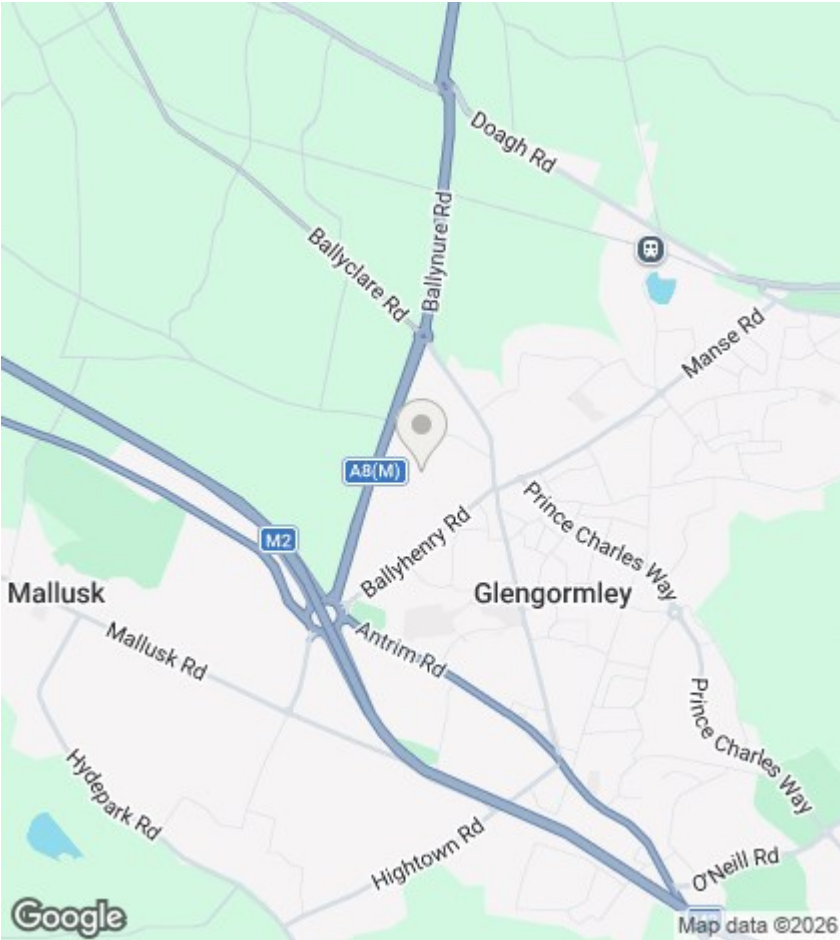
### **Bathroom**

White bathroom suite, low flush W/C, pedestal wash hand basin, panelled bath, glazed shower unit with electric shower, tiling,

### **Outside**

Front in driveway, plants and shrubs

Rear garden



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                                   | 66      | 71                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |