



31 Osterley Park, Newtownabbey, BT36 6EW

Offers Over £189,950

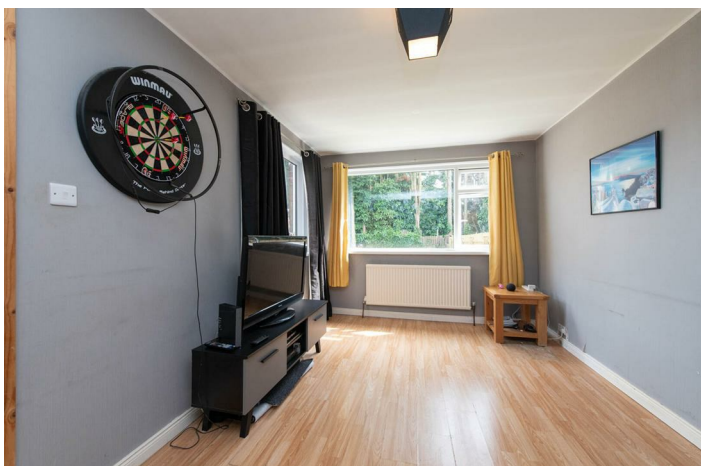
- Extended semi detached villa in highly regarded area
- Kitchen with built in oven and hob unit
- 2 Separate reception rooms
- Double glazing
- Detached garage
- 3 Bedrooms (formerly 4 bedrooms)
- Gas fired central heating
- Ground floor shower room & first floor bathroom
- uPVC fascia and rainwater goods

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This is a bright spacious semi detached villa which has been extended by the current owners to provide additional family accommodation. The property has been adapted to suit family needs. The property is in a highly regarded area, close to schools, shops and public transport facilities and will experience strong demand. Early viewing is strongly advised.

 3  1  2  D

Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

Lounge

13'10 x 10'3

Tiling with open fire

Kitchen

9'10 x 7'2

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, vegetable sink, inlaid hob unit, stainless steel extractor fan, laminate wood flooring, built in oven, fluorescent light

Family/ Dining Room

16'2 x 10'5

Laminate wood flooring

Understairs Storage

Gas boiler, plumbed for washing machine

Shower Room

Low flush W/C, wall hung vanity unit, shower, panelling, uPVC ceiling and extractor fan

First Floor

Landing

Bedroom (1)

10'5 x 8'6

Range of built in robes

Bedroom (2)

9'9 x 7'1

Bedroom (3)

10'6 x 9'6

Built in robes

Spacious Bathroom

Modern white bathroom suite, panelled bath with mixer tap, telephone hand shower, vanity unit. low flush W/C, ceramic tiled flooring, panelling, uPVC ceiling, extractor fan

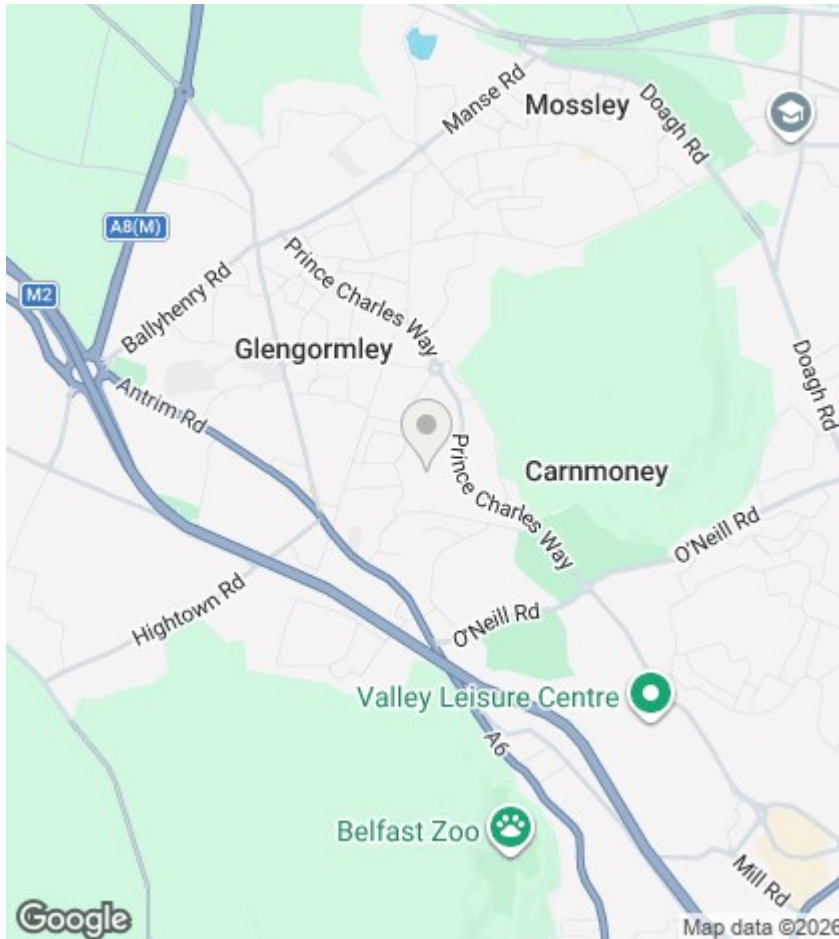
Outside

Front and rear in lawn, light and tap

Garage

18'0 x 9'4

Up and over door, light and power



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	64	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
	EU Directive 2002/91/EC	

