



23 Aylesbury Avenue, Newtownabbey, BT36 7XY

Offers Over £239,950

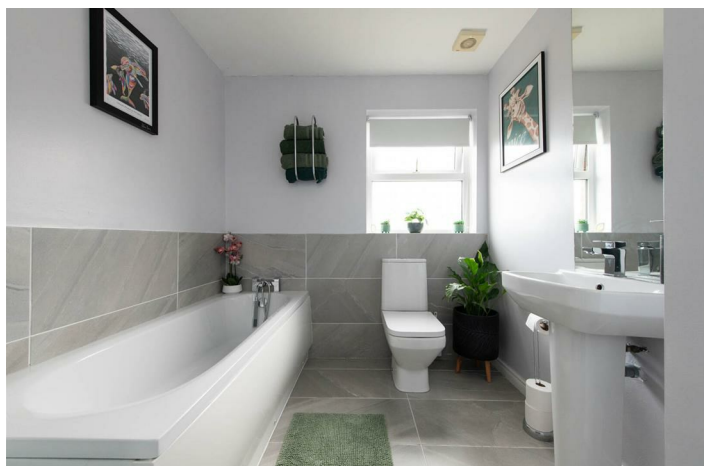
- Meticulously presented semi detached villa in highly popular and convenient location
- Spacious lounge
- Modern bathroom
- Double glazing in uPVC frames / Gas fired central heating (boiler fitted 2023)
- Tarmacked driveway to front
- 4 Bedrooms
- Modern fitted shaker style kitchen/open plan with dining
- Downstairs W/C
- Generous and enclosed garden to rear garden
- Located close to excellent schools, shops and frequent public transport links

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Meticulously presented throughout, this attractive semi detached villa is situated in a highly popular and convenient location, offering spacious and modern family accommodation. The property boasts four well proportioned bedrooms, making it ideal for growing families. A bright and welcoming lounge provides the perfect space to relax, while the modern shaker-style fitted kitchen is open plan to the dining area, creating an excellent setting for everyday living and entertaining. The home further benefits from a stylish modern bathroom and a convenient downstairs W/C. Additional features include uPVC double glazing, gas-fired central heating and a boiler installed in 2023 for added peace of mind. Externally, the property enjoys a generous, fully enclosed rear garden, ideal for children, pets, or outdoor entertaining. To the front, a tarmacked driveway provides excellent off-street parking. Combining modern finishes, generous living space, and an excellent location, this superb home is ready to move straight into.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Porch

Entrance Hall

Understairs storage

Lounge

17'11 x 14'9

Laminate wood flooring, gas fire

Kitchen/ Diner

21'10 (at max) x 12'6 (at max)

Modern shaker style fitted kitchen, range of high and low level units, round edge worksurfaces, built in stainless steel double oven, gas hob, modern extractor hood, single drainer stainless steel sink unit with mixer tap and vegetable sink, built in fridge freezer, built in dishwasher, wall tiling, ceramic tiled flooring, gas boiler, French doors to rear

Downstairs W/C

Low flush W/C, hanging wash hand basin

First Floor

Landing, access to roofspace

Bedroom (1)

13'2 x 13'0

Bedroom (2)

13'2 x 8'9

Bedroom (3)

9'9 x 8'6

Bedroom (4)

8'9 x 8'6

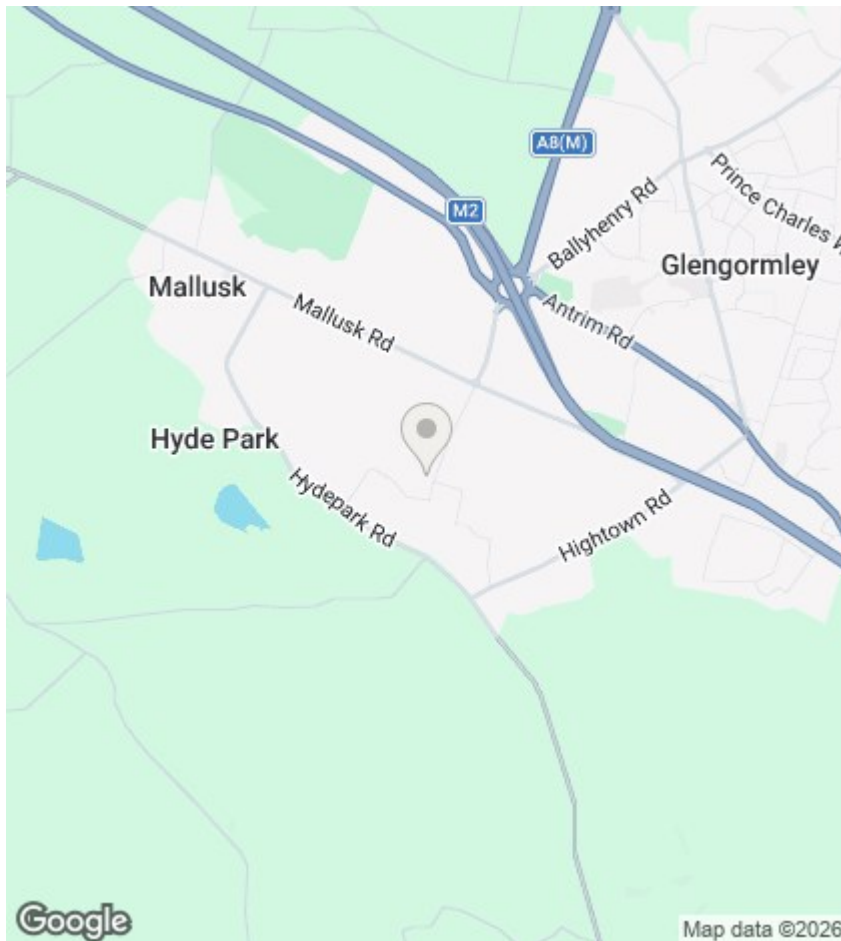
Modern Bathroom Suite

uPVC bath unit, telephone hand shower, separate shower unit, thermostatically controlled shower, rain water effect shower head, glazed shower screen, low flush W/C, pedestal wash hand basin, ceramic tiled flooring, wall tiling, extractor fan

Outside

Front: In lawn, tarmacked driveway with space for multiple cars

Rear: Fully enclosed and generous garden, paved patio area, outside light and tap



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	67	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

