



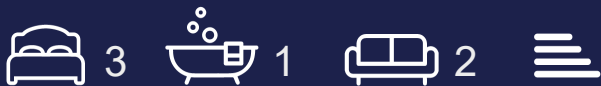
25 Osterley Park, Newtownabbey, BT36 6EW

Offers Over £249,950

- Extended semi detached villa in popular residential area
- 2 Reception rooms plus additional family area
- Gas fired central heating
- Bathroom with modern white suite
- Garage & workshop/bar
- 3 Bedrooms
- Newly fitted double glazing in uPVC frames
- Modern fitted kitchen
- Conveniently located
- Private garden

25 Osterley Park, Newtownabbey BT36 6EW

An extended semi-detached villa, ideally situated within a popular residential area, offering spacious and versatile accommodation throughout. The property features three well-proportioned bedrooms, two reception rooms and an additional family area, providing plenty of space for modern family living. A modern fitted kitchen complements the home, while the bathroom benefits from a contemporary white suite. Further highlights include newly fitted double glazing in uPVC frames and gas-fired central heating. Externally, the property offers a private garden, perfect for relaxing or entertaining. A garage provides useful parking and storage, with an adjoining workshop/bar offering excellent additional space for hobbies, work or socialising. Conveniently located for local amenities and everyday facilities, this attractive home combines comfort, practicality and versatility.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door, Solid oak flooring, part panelled walls, under stair storage, gas fired boiler

Lounge

15' 7" x 12' 2"

Solid oak flooring, feature cast iron fireplace

Dining Room

13' 0" x 10' 5"

Solid oak flooring, feature cast iron fireplace, open fire and tiled hearth, through to:

Kitchen

10' 10" x 7' 7"

Range of high and low level shaker style units, round edge work surfaces, feature tap, space for Range cooker, stainless steel extractor fan and canopy, integrated dishwasher, wall tiling, Chinese slate tiled flooring, open to:

Family Room

17' 2" x 9' 4"

Chinese slate tiled flooring, Velux windows, wood burning stove, multifuel fire, double glazed French doors to rear

First Floor

Landing

Shelved linen cupboard, access to roof space

Bedroom (1)

12' 11" x 10' 2"

Picture rail

Bedroom (2)

15' 8" x 9' 11"

Feature cast iron and tiled fireplace, picture rail

Bedroom (3)

8' 3" x 9' 11"

Laminate wood flooring

Bathroom

Modern white suite comprising tiled bath, feature glazed shower screen, Mira electric shower, vanity unit with sink, low flush WC, fully tiled walls, ceramic tiled floor, chrome heated towel rail, panelled ceiling

Outside

Front in stones, plants and shrubs

Enclosed garden to rear in stones, plants and shrubs, decked patio area with feature brick bbq

uPVC fascia and rainwater goods

Outside light

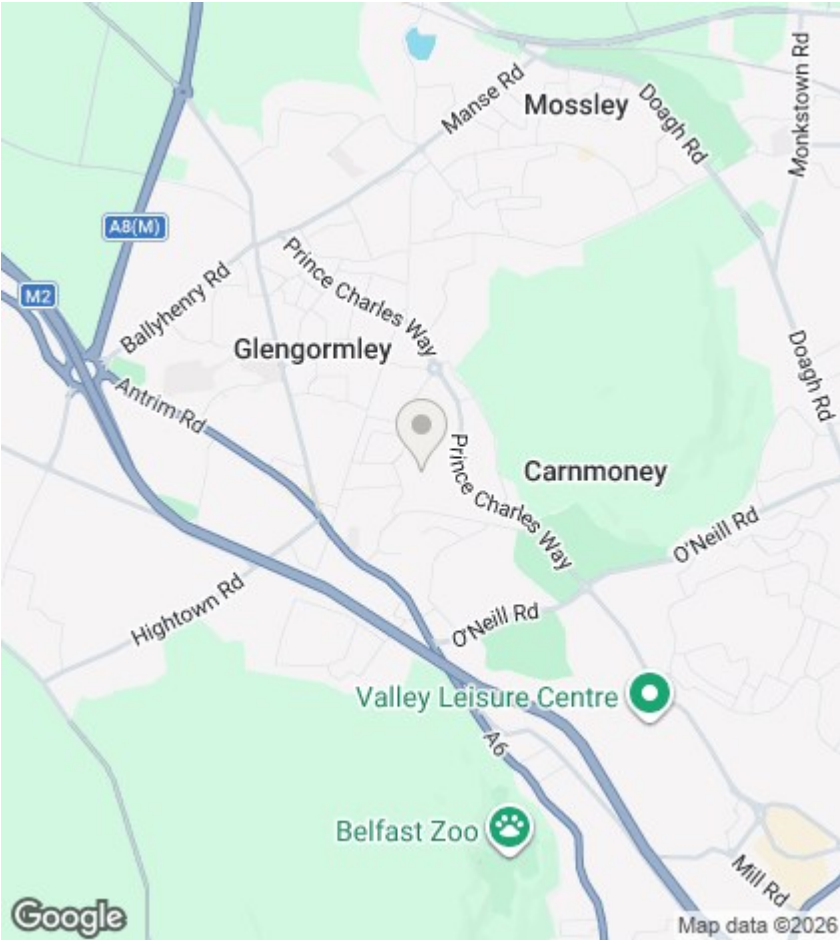
Detached Garage

17' 11" x 9' 3"

Light and power

Cabin/Bar/Home Office

Built in oak bar, feature fireplace with stove



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 