



23 Beverley Gardens, Newtownabbey, BT36 6NX

Offers Over £184,950

- Red brick semi detached villa in highly popular residential area
- Lounge with laminate wood flooring
- Dining room with laminate wooden flooring
- Gas fired central heating/double glazing in uPVC frames
- Detached garage, connecting door to outhouse
- 3 Bedrooms
- Modern shaker style kitchen, open to:
- Modern bathroom
- Enclosed garden to the rear/garden and car parking to front
- Located close to excellent schools, shops and frequent public transport links

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Situated within a highly popular residential area, this attractive red brick semi-detached villa offers spacious and well-presented accommodation, making it an ideal family home. The property comprises three bedrooms, a welcoming lounge featuring laminate wood flooring, and a modern shaker-style kitchen opening through to a bright dining room. A modern bathroom completes the accommodation.

Further benefits include gas-fired central heating and double glazing within uPVC frames. Externally, there is an enclosed rear garden, with a front garden and driveway providing parking. A detached garage with connecting door to an outhouse provides excellent additional storage.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring

Lounge

14' 5" x 11' 10"

Laminate wood flooring, cornicing, open fire

Modern kitchen/Dining Room

17' 8" x 10' 10"

Kitchen: Shaker style kitchen with range of high and low level units, round edge worksurfaces, sink unit with mixer taps, plumbed for washing machine, space for fridge freezer, understairs storage, wall tiling, ceramic tiled flooring

Dining room: Laminate wood flooring

First Floor

Landing

Access to partially floored roofspace, built in storage cupboard

Bedroom (1)

10' 10" x 9' 4"

Laminate wood flooring

Bedroom (2)

11' 5" (plus built in wardrobe) x 10' 1"

Built in wardrobe and storage, laminate wood flooring

Bedroom (3)

8' 4" x 7' 5"

Laminate wood flooring, built in storage cupboard with Worcester boiler

Bathroom

Panelled bath unit with thermostatically controlled shower, rainwater effect shower head, glazed shower screen, low flush WC, pedestal wash hand basin, chrome heated towel rail, LED illuminated mirror, pvc panelled ceiling, laminate wood flooring, wall panelling, extractor fan, downlighters

Outside

Front: Driveway, in lawn, in stones, plants and shrubs

Side: Driveway

Rear: Generous and enclosed to rear, in lawn, in paving, outside tap, Summer house

Detached Garage

18' 8" x 9' 3"

Up and over door, power and light, wooden door open to:

Outhouse

19' 7" x 8' 0"

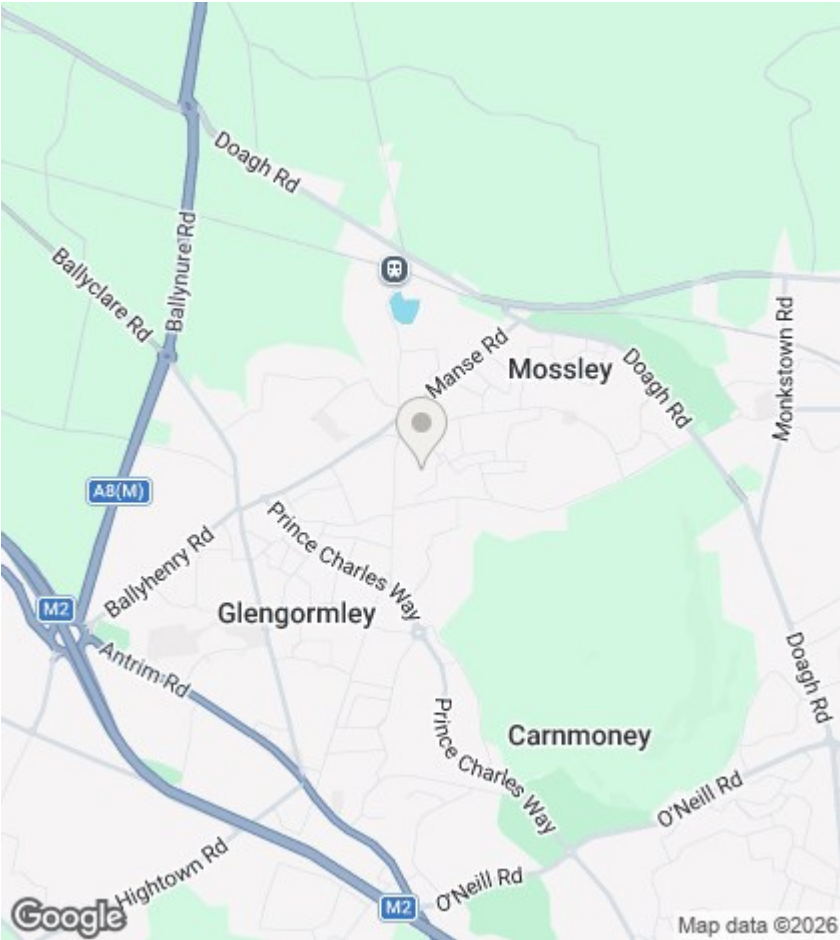
Disclaimer/ additional information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note the information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



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	68	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	