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22 Aylesbury Road, Newtownabbey, BT36 7YP









- Red Brick Semi Detached Home
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Modern Shaker Style Fitted Kitchen
- Master Bedroom with Ensuite
- Ground Floor Furnished Cloakroom
- Spacious Modern Bathroom Suite
- Large Private Garden to Rear with Secure Parking Forecourt
- PVC Double Glazed Windows/ Gas Central Heating
- Highly Sought After Convenient Location

PRICE Offers Over £239,950

This beautifully maintained semi-detached villa is situated in the highly desirable Aylesbury development in Newtownabbey. The property briefly comprises a well presented entrance hall, a furnished cloakroom, a spacious lounge with wall mounted gas fire, modern shaker style fitted kitchen and dining area. On the first floor there are three well proportioned bedrooms, with ensuite off master, and a spacious family bathroom suite. Externally the property enjoys a neat well maintained lawn to front with a spacious parking forecourt to side with access to secure parking and a large private enclosed lawn to rear. The property further benefits from solar panels. An early viewing is highly recommended.

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: **(028) 9446 6777**

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
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ACCOMMODATION

GROUND FLOOR

Double glazed composite front door into entrance porch with laminate flooring.

WELL PRESENTED ENTRANCE HALL

Hard wood front door into spacious well presented entrance hall with quality oak effect laminate flooring extending throughout ground floor. Understairs storage cupboard.

FURNISHED CLOAKROOM

Comprising Corner wash hand basin with monobloc tap and tiled splashback, and a button flush WC. Quality laminate flooring. Recessed down-lighting.





SPACIOUS LOUNGE 15'3" x 14'8"

Into feature bay window. Modern wall mounted living flame gas fire.

OPEN PLAN DINING/ FAMILY AREA 13'8" x 12'6"

PVC double glazed door with matching side screen to rear garden. Open into:

MODERN SHAKER STYLE FITTED KITCHEN 12'4" x 13'72"

Equipped with a comprehensive range of high and low level shaker style fitted units in ivory finish with contrasting butcher block style work surfaces and upstands. One and a half bowl ceramic sink unit with swan neck mixer tap. Integrated stainless steel oven, with separate 4 ring electric hob. Overhead extractor fan housed in stainless steel canopy. Integrated fridge/freezer. Plumbed for washing machine. Space for tumble dryer. Recessed down-lighting. Complimentary metro brick style wall tiling.





FIRST FLOOR

Access to part floored roof space. Shelved storage cupboard.

BEDROOM 1 13'3" x 12'10"

Dual window aspect.

MODERN ENSUITE SHOWER ROOM
Comprising pedestal wash hand basin with tiled splashback. Fully tiled shower cubicle with bi-folding doors and thermostatically controlled shower. Button flush WC.




BEDROOM 2 13'2" x 11'7"

BEDROOM 3 9'8" x 8'5"
Quality laminate flooring. Presently used as home office.

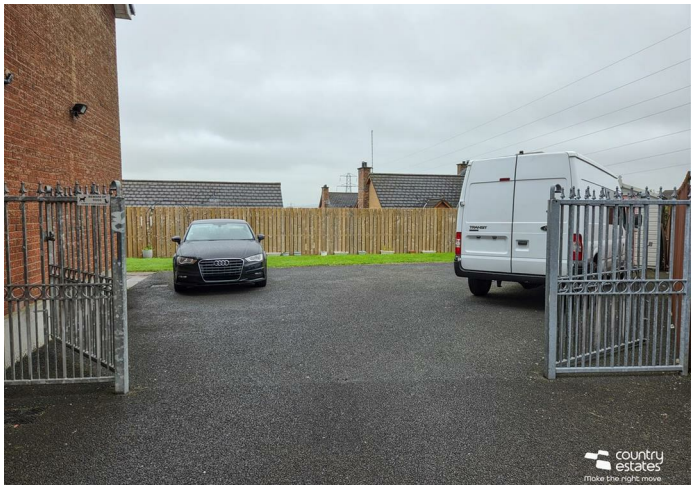


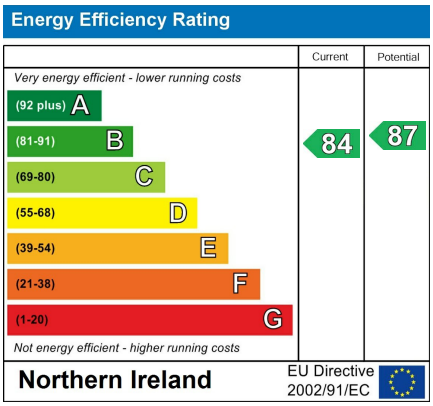

SPACIOUS FAMILY BATHROOM
Comprising panel bath with fixed shower screen and shower over, pedestal wash hand basin with tiled splashback and a button flush WC. Recessed down-lighting. Complimentary wall panelling.




OUTSIDE
Neat well maintained lawn to front with paved walkway. Large driveway to side providing ample parking, leading to twin gates with secure private parking for a variety of vehicles.
Extensive private gardens to rear laid in lawn and screened by perimeter fence. Perfect for the young family.







IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.



Relying on a mortgage to finance your new home?

If so, then talk with Fiona Hannah at The Mortgage Shop Ballyclare. This is a free, no obligation service, so why not contact us and make the most of a specialist whole of market mortgage broker with access to over 3,000 mortgages from 50 lenders by talking to one person. You Talk. We Listen. Your home may be repossessed if you do not keep up with repayments on your mortgage.

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