McMillan McClure
Always Moving









8 Blackthorn Way, Newtownabbey, BT37 0GW

Offers Over £249,950

- Detached property in popular residential area
- Lounge with solid wood flooring and log burning stove
- Dining room through to conservatory
- Oil fired central heating
- Garage with utility room and W/C
- 3 Bedrooms (1 ensuite shower room)
- Modern fitted kitchen
- White bathroom suite
- Double glazing in uPVC frames
- Cul de sac

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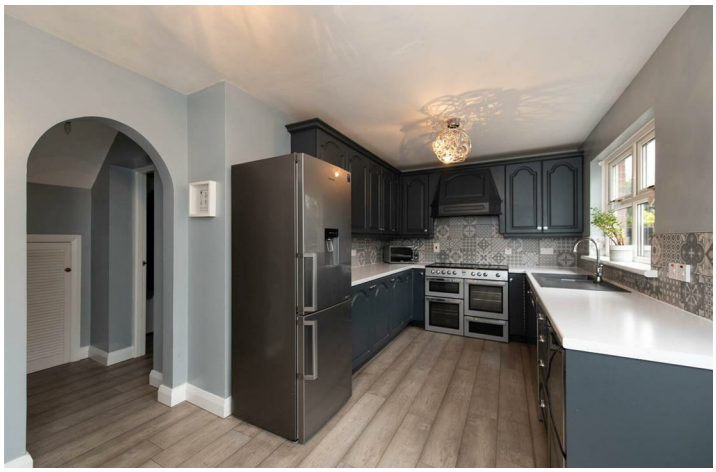
Situated within a popular and relatively modern development, this attractive detached family home offers spacious and versatile accommodation, making it an ideal choice for growing families and those seeking a little extra space. The property boasts three well-proportioned bedrooms, providing comfortable accommodation for the whole family, alongside a welcoming living space perfect for relaxing and entertaining. A fantastic addition is the conservatory, offering a further reception area and enjoying views over the garden, creating the perfect spot to unwind. Positioned within a quiet cul-de-sac, the property benefits from a peaceful residential setting while remaining ideally suited to everyday family life. An excellent opportunity to acquire a lovely family home.

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Council Tax Band: Northern Ireland







Ground Floor

Reception Hall
Solid wood flooring, uPVC front door

Lounge
16'6 x 12'5
Solid wood flooring, multi fuel stove, double doors to:

Dining Room
9'10 x 9'2
Solid wood flooring, cornicing, centre piece patio, door to:

Conservatory
12'8 x 9'2
Polished tiled flooring, French doors to garden

Kitchen
16'6 x 8'3
Modern fitted kitchen with range of high and low level units, round edge worksurfaces, ceramic sink unit with mixer tap and vegetable sink, space for Range cooker, extractor fan, plumbed for dishwasher, space for wine fridge, cornicing, uPVC door to rear:

Rear Hall
Laminate wood flooring

Utility Room
6'6 x 6'2
Range of units, stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, laminate wood flooring

Cloaks
Low flush W/C, pedestal wash hand basin, laminate wood flooring, extractor fan

Garage
11'1 x 9'2
Up and over door, lights

First Floor

Landing
Hot water cylinder

Bedroom (1)
16'7 x 9'9

Ensuite
Low flush W/C, vanity unit with mixer tap, large shower unit with electric shower, polished tiled flooring, Velux window

Bedroom (2)
13'3 x 12'6
Laminate wood flooring

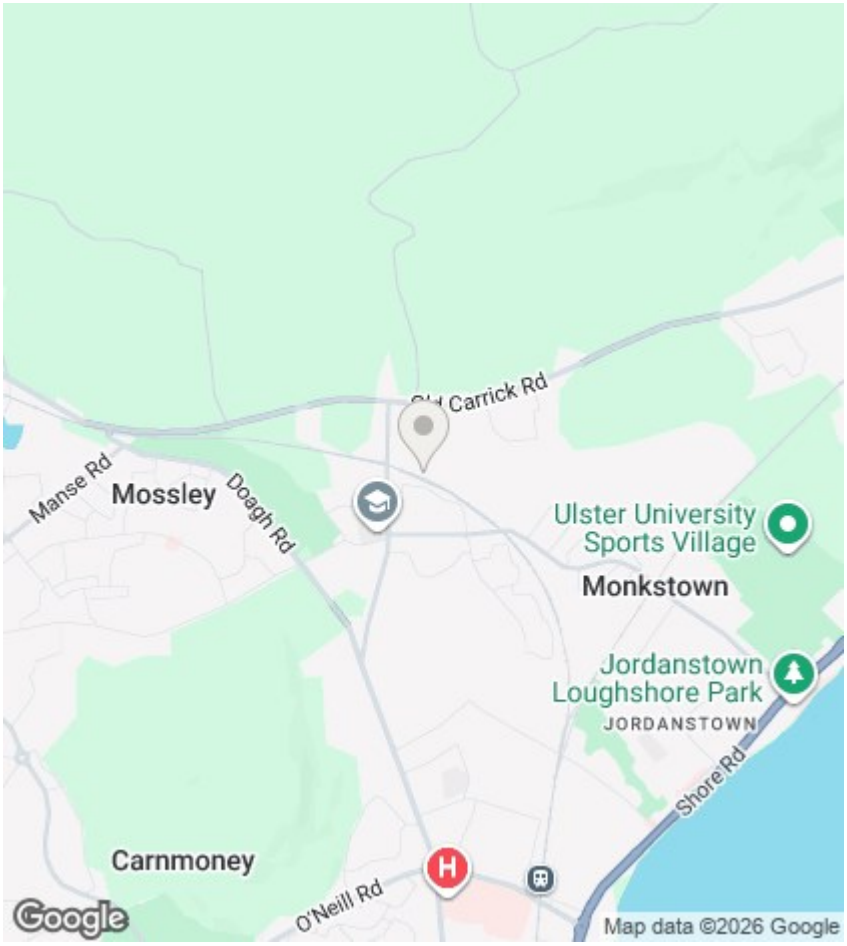
Bedroom (3)
11'4 x 9'1
Velux window, laminate wood flooring

Bathroom
White bathroom suite, low flush W/C, pedestal wash hand basin, built in bath, tiling, heated towel rail, Laminate wood flooring, Velux window, extractor fan

Outside
Front: Paved brick driveway, plants and shrubs
Side: Boiler house with oil fired boiler
Rear: in paved brick patio area, uPVC oil storage tank, fencing

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.



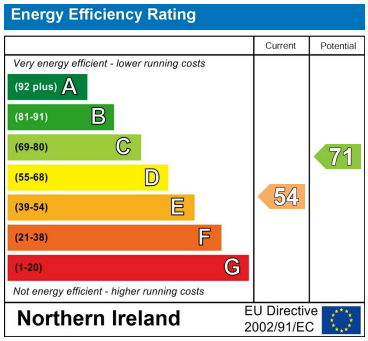
Directions

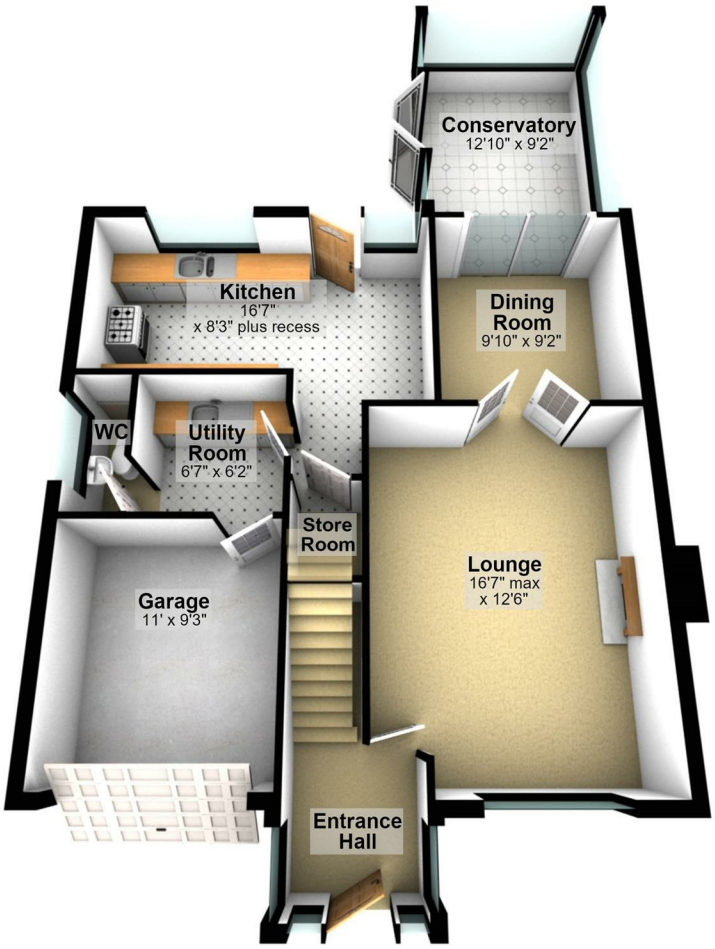
Viewings

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

EPC Rating:

E





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