



42 Beechgrove Gardens, Newtownabbey, BT36 6JF

- Immaculately Presented Semi D
- Lounge; Open Fire
- Kitchen Through Dining Room
- Deluxe Bathroom
- Private Driveway; Garage/Garden Store
- Three Well Proportioned Bedrooms
- Separate Family Room
- Modern Fitted Kitchen
- Gas Heating; PVC Double Glazing
- Convenient Location

Offers Over £169,950

EPC Rating D





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Tiled floor. Stairwell to first floor.
Glass panelled door leading to:

LOUNGE 14'0" x 12'6"

Open fire in cast iron fireplace with slate hearth and timber surround. Wood laminate floor covering. Access to under stairs store. Glass panelled French doors leading to:



KITCHEN WITH INFORMAL DINING AREA 15'6" x 9'11"

Modern fitted kitchen with range of high and low level storage units in high gloss door with contrasting, wood block effect, melamine work surface. Matching breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Integrated hob with stainless steel extractor hood over. Integrated oven. Integrated fridge freezer and dishwasher. Splashback tiling to walls. Tiled floor to kitchen area. Wood laminate flooring to dining area. PVC double glazed French doors to rear garden. Open arch leading to:

FAMILY ROOM 12'6" x 7'3"

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 11'5" x 8'9" (wps)

Wall to wall fitted wardrobes in mirror panelled, sliding doors.

BEDROOM 2 11'10" x 7'11"

BEDROOM 3 8'9" x 7'5" (wps)

Built in wardrobe/store.

DELUXE BATHROOM

Contemporary, white, three piece suite comprising tile encased bath, semi pedestal wash hand basin and concealed cistern WC. Thermostat controlled mains shower unit with drench shower head. Folding shower screen over bath. Part tiling to walls. Towel radiator. Tiled floor.

EXTERNAL

Private driveway finished in concrete.

Front garden finished in lawn.

External lighting.

PVC soffits, fascia and rainwater goods.

Fully enclosed, low maintenance rear garden, finished in artificial grass, timber decking and decorative stone.

Outside tap.

Garden store with PVC coated, roller shutter door.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.





Immaculately presented, three bedroom, extended, semi detached home, conveniently situated within the Beechgrove area, Manse Road, Carnmoney, Newtownabbey.

The property comprises entrance hall, lounge, kitchen through dining room, family room, three well proportioned bedrooms, and deluxe bathroom, with contemporary, white three piece suite.

Externally, the property enjoys private driveway, attached garage/garden store, and fully enclosed, low maintenance rear garden.

Other attributes include gas heating and PVC double glazing.

Ideal first time buy or buy to let investment alike.

Early viewing highly recommended.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	70
(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	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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