

3 Blackrock Park Avenue,  
Newtownabbey, County Antrim,  
BT36 4NR

**Offers In Excess Of: £299,950**

 **Reeds Rains**

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Viewing Strictly By Appointment!!

**Description**

Reeds Rains are delighted to present for sale this spacious detached family home located in the much sought after Blackrock Development, Newtownabbey. This beautiful family homes comprises entrance hall, downstairs cloakroom, two reception rooms, kitchen through dining room and utility room. Upstairs there are four well proportioned bedrooms,(master with en suite)and deluxe bathroom suite. Furthers features include gas heating, double glazing and BEAM vacuum system. Externally the property enjoys private driveway area finished in brick pavior and fully enclosed landscaped rear garden. Early viewing recommended!

**Entrance Hall**

Welcoming entrance hall complete with Travertine tiled floor. Stairwell to first floor with gallery style landing. Feature height ceilings throughout. Intruder alarm.

**Downstairs Cloakroom**

White two piece suite comprising pedestal wash hand basin and WC. Splash back tiling to sink.

**Lounge**

16'8" x 11'8" (5.08m x 3.56m)  
Bright and spacious lounge. Dual window aspect to front. Access to kitchen diner.

**Family Room**

14' x 11'10" (4.27m x 3.6m)  
Complete with wooden flooring. Feature fireplace with gas fire and granite hearth and inset.

**Kitchen With Ample Dining Area**

20' x 11'9" (6.1m x 3.58m)  
Modern fitted kitchen with range of high and low level storage units and matching wood block effect melamine work surface. Stainless steel one and half bowl sink unit. Space for

range style oven with stainless steel splash back and extractor hood over. Space for American style fridge freezer. Integrated dishwasher. PVC double glazed French doors to rear garden. Ample casual dining space.

**Utility Room**

10'4" x 5'4" (3.15m x 1.63m)  
Range of fitted storage units and work surface area to match. Stainless steel sink unit. Plumbed for kitchen appliances. Space for tumble dryer. Hardwood double glazed back door.

**Stairs To First Floor Landing**

With access to roof space that is partially flooring and and shelved store. Electrical points..

**Master Bedroom**

12'6" x 11'9" (3.8m x 3.58m)  
Complete with laminate wood flooring.

**Ensuite Shower Room**

White three piece suite comprising fully tiled shower enclosure, pedestal wash hand basin and WC. Splash back tiling to walls. Tiled floor.

**Bedroom Two**

15' x 11'9" (4.57m x 3.58m)  
Complete with laminate wood flooring.

**Bedroom Three**

12'9" x 11'9" (3.89m x 3.58m)  
Complete with wooden flooring.

**Bedroom Four**

9'2" x 8'1" (2.8m x 2.46m)  
Complete with laminate wood flooring.

**Family Bathroom**

Modern white four piece suite comprising freestanding bath, separate fully tiled shower enclosure, pedestal wash hand basin and WC. Chrome towel radiator. Part tiling to walls. Tiled floor.

**Off Street Parking**

Paviour driveway to the side of the property allowing ample off street parking.

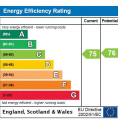
**Spacious Enclosed Rear Garden**

Large paved patio area and landscaped lawn. External lighting and power points. Outside tap.

**CUSTOMER DUE DILIGENCE**  
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To be able to purchase a property in the United Kingdom all agents have a legal



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All Measurements  
All Measurements are Approximate.

Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause  
Measurements are approximate. Not to Scale. For illustrative purposes only.