



## 10 Milewater Drive, Newtownabbey, BT36 5LZ

- Recently Renovated End Terrace
- Spacious Lounge
- Bathroom With Three Piece Suite
- Furnished Cloakroom
- Gardens Front, Side And Rear
- Three Generously Sized Bedrooms
- Modern Kitchen With Informal Dining
- Gas Heating; PVC Double Glazing
- Private Driveway
- Convenient Location

Offers Over £114,950

EPC Rating C





## PROPERTY DESCRIPTION

### ACCOMMODATION

#### ENTRANCE HALL

PVC double glazed front door with matching double glazed side screens. Wood strip effect lino floor covering. Stairwell to first floor. Access to built in store with light.

#### FURNISHED CLOAKROOM

White two piece suite comprising wash hand basin and WC. Tile effect PVC panelled walls. Wood strip effect lino floor covering.

#### LOUNGE 14'4" x 12'4"

Wood laminate floor covering. Picture window to rear elevation. Recessed spotlights. Open to:



## **KITCHEN WITH INFORMAL DINING AREA 16'8" x 10'10" (wps)**

Modern fitted kitchen with range of high and low level storage units and wood block effect melamine work surface. Composite sink unit with matching draining bay. Integrated four ring hob with stainless steel pyramid style extractor canopy over. Integrated under counter electric oven. Space for fridge freezer. Plumbed for automatic washing machine. Matching upstands. Picture window to front elevation. Built in shelved store.

## **REAR HALL**

Wood laminate floor covering. Built in store with light. PVC double glazed rear door.

## **FIRST FLOOR**

### **LANDING**

Access to roof space. Built in shelved store. Separate built in store with gas fired central heating boiler.

### **BEDROOM 1 15'8" x 10'11"**

Picture window to rear elevation enjoying elevated rural views.

### **BEDROOM 2 13'5" x 10'11" (wps)**

Picture window to front elevation.

### **BEDROOM 3 12'4" x 6'6"**

Picture window to rear elevation enjoying elevated rural views.

### **BATHROOM 6'7" x 5'6"**

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Electric shower unit and glass shower screen over bath. Tile effect PVC panelling to walls. Wood strip effect lino floor covering. Chrome towel radiator.

## **EXTERNAL**

Double gates leading to private driveway area finished in brick pavior and paving.

Front garden finished in lawn, decorative stone and raised timber decking.

Side garden top soiled and sown out.

Fully enclosed rear garden finished in lawn and brick pavior patio area.

External lighting.

## **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, recently renovated, three bedroom end terrace property with private driveway and gardens front, side and rear, conveniently located within the popular New Mossley area of Newtownabbey, in close proximity to schools, local amenities, public transport routes and main commuter networks.**

**The property comprises entrance hall, furnished cloakroom, lounge open to modern fitted kitchen with informal dining area, rear hall, three generously sized first floor bedrooms, and bathroom with white three piece suite.**

**Externally the property enjoys double gates leading to private driveway area finished in brick pavior and paving, front garden finished in lawn, decorative stone and raised timber decking, side garden top soiled and sown out, and fully enclosed rear garden finished in lawn and brick pavior patio area.**

**Other attributes include gas fired central heating, PVC double glazing and convenient location.**

**Ideal first time buy / buy to let investment.**

**Early viewing strongly recommended to avoid disappointment.**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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 are 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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