



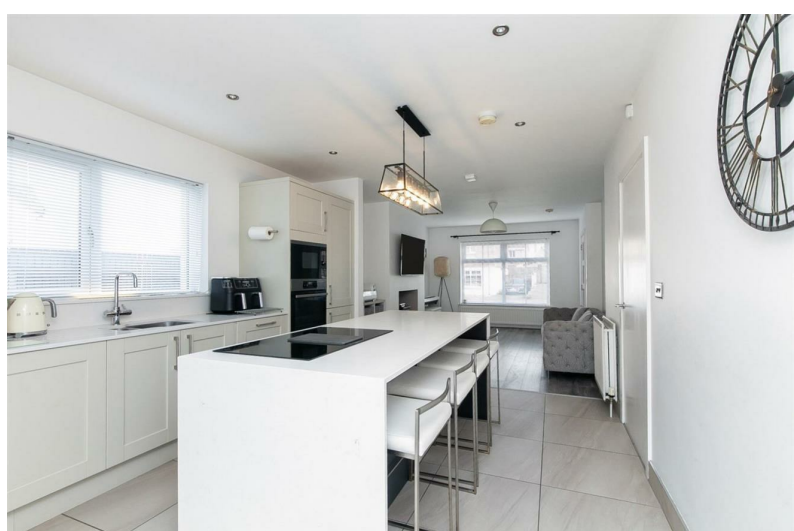
19 Aylesbury Manor, Newtownabbey, BT36 7YU

- Modern Semi Detached Home
- Lounge; Gas Stove
- Kitchen With Informal Dining Area
- Utility Room; Furnished Cloakroom
- Gas Heating; PVC Double Glazing

- Three Bedroom; Two+ Reception
- Separate Sun Lounge
- Luxury Fitted Kitchen
- Deluxe Bathroom; En Suite Shower Room
- Driveway; Metal Garage; Gardens Front and Rear

Offers Over £219,950

EPC Rating C





PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

Hardwood, double glazed front door. Wood laminate floor covering. Stairwell to first floor. Glass panelled door leading to:

LOUNGE 16'0" x 12'0"

Cast iron, gas stove on granite hearth. Picture window to front elevation. Wood laminate floor covering.

KITCHEN WITH INFORMAL DINING AREA 13'1" x 11'3"

Luxury fitted kitchen with range of high and low level storage units with contrasting, solid Quartz work surface. Matching upstands and cil. Contrasting island unit with breakfast bar area. Inlaid, stainless steel 1.5 bowl sink unit. Integrated, induction, touch screen hob with downdraft extractor system. Integrated oven, microwave oven, and dishwasher. Gas fired central heating boiler (housed within matching unit). Tiled floor. Access to utility room and furnished cloakroom. Open arch leading to:



SUN LOUNGE 12'3" x 11'3"

PVC double glazed French doors to rear garden. Separate, PVC double glazed door to side. Tiled floor.

UTILITY ROOM 8'8" x 4'0"

Plumbed for automatic washing machine. Space for tumble dryer. Fitted high level storage units and wood block effect melamine work surface. Tiled floor. Access to:

FURNISHED CLOAKROOM

Contemporary, white, two piece suite comprising vanity unit and WC. Tiled floor.

FIRST FLOOR

LANDING

Access to roof space.

PRINCIPAL BEDROOM 13'5" x 11'11" (wps) (plus wardrobe space)

Fitted wardrobes in glass and mirror panelled sliding doors.

DELUXE EN SUITE SHOWER ROOM

Contemporary, white, three piece suite comprising fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Tiled floor.

BEDROOM 2 11'0" x 8'11"

BEDROOM 3 7'8" x 6'7"

Wood laminate floor covering.

DELUXE FAMILY BATHROOM

Contemporary, white, four piece suite comprising panelled bath, separate, fully tiled shower enclosure, vanity unit and WC. Thermostat controlled mains shower unit. Part tiling to walls. Tiled floor.

EXTERNAL

Front garden finished in lawn.

Generous sized private driveway finished in tarmac.

External lighting.

Outside hot and cold water taps.

External power points.

PVC soffits, fascia and rainwater goods.

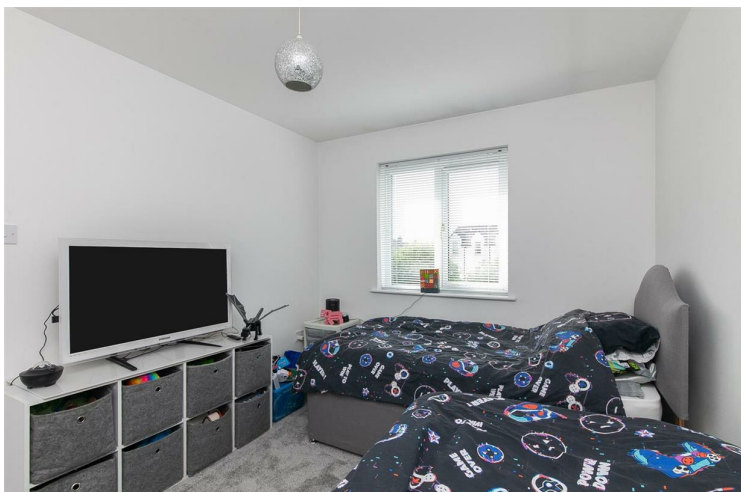
Fully enclosed rear garden finished in lawn and brick pavior patio area.

LARGE DETACHED METAL GARAGE 23'0" x 9'9"

PVC coated, roller shutter door. Separate, sliding service door.

Insulated walls, roof and floor.

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/two+ reception, semi detached home, situated within the popular Aylesbury development, Mallusk, Newtownabbey.

The property comprises entrance hall, lounge with gas stove, kitchen with informal dining area, luxury fitted kitchen, sun lounge, utility room, furnished cloakroom, three well-proportioned bedrooms, to include principal en suite, and separate deluxe family bathroom, with contemporary, white four piece suite.

Externally, the property enjoys generous sized private driveway, metal garage, and gardens front and rear, finished mainly in lawn.

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

Early viewing highly recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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 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

INVESTORS IN PEOPLE
We invest in people Gold

PRS Property Redress Scheme

Proudly sponsoring

 **Northern Ireland Children's Hospice**

Awards

Telegraph
PROPERTY AWARDS 2018
in partnership with

Telegraph
PROPERTY AWARDS 2019
in partnership with

Shortlisted
TheNegotiator Awards 2018

Shortlisted
TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE
AWARDS 2019
Finalist

TheNegotiator
Regional Agency of the Year Northern Ireland
GOLD

WE ARE MACMILLAN.
CANCER SUPPORT