

15 Ballyhenry Avenue, Newtownabbey, BT36 5AZ



- Semi-Detached Home
- Three Well Proportioned Bedrooms
- Two Receptions
- Modern Fitted Shaker Style Kitchen
- First Floor Shower Room
- Private Driveway to Front
- Extensive Enclosed Garden to Rear
- Beautifully Presented Throughout
- PVC Double Glazed/Oil Fired Central Heating
- Highly Sought After Convenient Location

PRICE Offers Over £164,950

Positioned within a popular established convenient location close to schools, shops and public transport. This well presented, three bedroom semi detached home will ideally suit a first time buyer or young family. This home enjoys a well planned living layout incorporating 2 receptions, a modern shaker style fitted kitchen and first floor shower room. Externally there is a well maintained private South facing garden to rear and parking to front. With a high level of interest expected early viewing is recommended.



>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with matching side screens into front porch with tiled floor. Hardwood front door into well presented entrance hall with quality laminate flooring.

SPACIOUS LOUNGE

12'9" x 12'5" (3.9 x 3.8)

Quality laminate flooring. Large window to front to allow for natural light. Open into:

DINING ROOM

12'1" x 8'6" (3.7 x 2.6)

Quality laminate flooring.

MODERN FITTED KITCHEN

12'5" x 7'2" (3.8 x 2.2)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. One and a half bowl single drainer composite sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include; eye-level oven, separate four ring electric hob, over head extractor fan housed in stainless steel chimney with glass hood and fridge freezer. Plumbed for washing machine. Part tiled walls in metro brick style. PVC double glazed door to rear garden.

FIRST FLOOR

Access to roof space. Shelved storage cupboard.

BEDROOM 1

9'10" x 9'6" (3.0 x 2.9)

Quality laminate flooring. Built in storage cupboard/wardrobe.

BEDROOM 2

9'6" x 9'6" (2.9 x 2.9)

Quality laminate flooring.

BEDROOM 3

9'2" x 6'2" (2.8 x 1.9)

Built in wardrobe space.

ADAPTED SHOWER ROOM

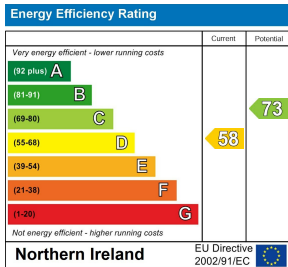
Comprising PVC panelled adapted shower cubicle with electric shower unit, pedestal wash hand basin and a button flush WC.

OUTSIDE

Drive way to front and side for off-street parking.

Extensive, private garden to rear laid in neat part lawn. Screened by perimeter fence. Paved patio area. Garden shed for storage.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.