



## 7 Aylesbury Avenue, Newtownabbey, BT36 7XY

Offers Over £119,950

- First floor apartment in highly popular residential development
- Lounge open plan to:
- Modern white bathroom suite
- Gas fired central heating
- Communal car parking area
- 2 Bedrooms
- Shaker style fitted kitchen
- Double glazing in uPVC frames
- Enclosed private garden
- Ideal first time buyer or investment opportunity

# 7 Aylesbury Avenue, Newtownabbey BT36 7XY

Situated in a convenient location with views over Mayfield Link, this bright and well-presented first floor apartment offers an ideal opportunity for first-time buyers or investors alike.

The property comprises two bedrooms, a modern white bathroom, and a spacious lounge which opens into a stylish shaker-style kitchen — perfect for modern living. The open-plan layout enhances the natural light throughout the space, creating a warm and welcoming atmosphere.

With easy access to the motorway network and public transport links nearby, this apartment combines comfort, style, and convenience in one attractive package.

Early viewing is recommended.



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALL**

Hardwood front door, ceramic tiled flooring, stairs to:

### **FIRST FLOOR**

#### **LANDING**

Laminate wood flooring, shelved linen cupboard, access to roofspace

#### **LOUNGE**

12'4" x 12'1"

Laminate wood flooring, downlighters, open plan to:

#### **KITCHEN**

10'10" x 7'1"

Range of high and low level shaker style units, round edge worksurfaces, single drainer stainless steel sink with mixer taps, built in stainless steel oven and hob, stainless steel extractor fan and canopy, plumbed for washing machine, integrated dishwasher, integrated fridge, integrated freezer, ceramic tiled flooring, downlighters, gas fired boiler

#### **BEDROOM (1)**

14'1" x 9'2"

#### **BEDROOM (2)**

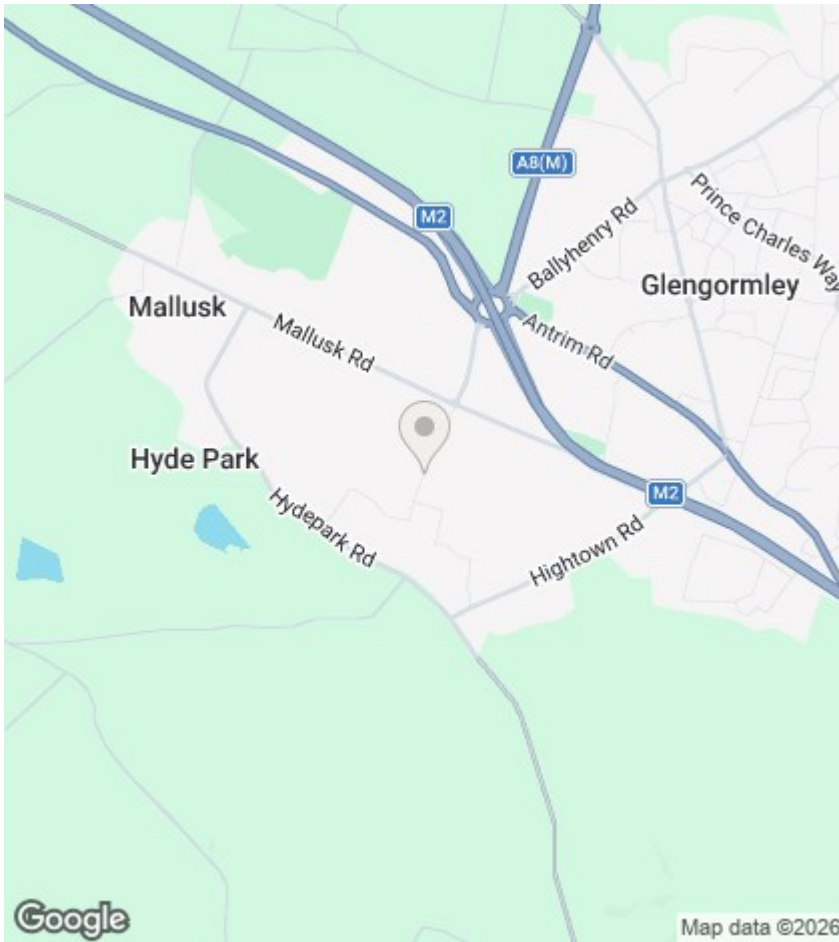
13'1" x 8'5"

#### **BATHROOM**

White suite comprising panelled bat, glazed shower screen, thermostatic controlled shower, low flush W/C, pedestal wash hand basin, wall tiling, ceramic tiled flooring, downlighters, extractor fan

#### **OUTSIDE**

Enclosed private garden to rear, communal bin area, communal car parking



## Directions

## Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

## EPC Rating:

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