

## 125 Alderley Place, Newtownabbey, BT36 7SJ



**PRICE Offers Over £179,950**



*Presented beautifully throughout, this deceptive end townhouse is ideally located within the highly popular, Alderley development, just off Mallusk Road. Within walking distances to shops and public transport and 15-minute drive to Belfast City Centre. This home offers Three well proportioned bedrooms, a spacious lounge, contemporary fitted kitchen and dining aspect, modern family bathroom suite and a ground floor furnished cloakroom. Externally the property further benefits from a driveway to front for off-street parking and a private enclosed, low maintenance garden to rear. Ideally suited to the purchaser searching for turn key style finish at a realistic price. An early viewing is highly recommended.*

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**125 Alderley Place, Newtownabbey, BT36 7SJ**

- **Immaculately Presented End Townhouse**
  - **Three Well Proportioned Bedrooms**
    - **One Reception**
- **Contemporary Fitted Kitchen with Dining Aspect**
  - **Modern Family Bathroom Suite**
  - **Ground Floor Furnished Cloakroom**
- **Driveway to Front for Offstreet Parking**
  - **Private Enclosed Garden to Rear**
- **PVC Double Glazed/Gas Fired Central Heating**
  - **Highly Popular Convenient Location**

## **ACCOMMODATION**

### **GROUND FLOOR**

PVC double glazed front door with leaded glass inset into entrance porch with tiled floor. Glazed hard wood door into:

#### **LOUNGE**

14'5" x 13'5" (4.4 x 4.1)

Ceramic tiled floor. Dual window aspect. Recessed down lighting. Under stairs storage cupboard.



### **FURNISHED CLOAKROOM**

Comprising vanity wash hand basin with monobloc tap and a button flush WC. Tiled walls. Tiled floor. Anthracite vertical radiator. Recessed down lighting.



## CONTEMPORARY FITTED KITCHEN WITH DINING ASPECT

11'1" x 9'6" (3.4 x 2.9)

Equipped with a comprehensive range of high and low level gloss fitted units with contrasting work surfaces and upstands. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Boasting a range of integrated appliances to include oven, eye level microwave, four ring gas hob with overhead extractor fan, fridge/freezer, washing machine and dishwasher. Ceramic tiled floor. Recessed down lighting. PVC double glazed door to rear patio.



## FIRST FLOOR

### BEDROOM 1

12'9" x 9'10" (3.9 x 3.0)

Dual window aspect.



### BEDROOM 3

9'10" x 7'10" (3.0 x 2.4)

Quality laminate flooring.



MODERN FAMILY BATHROOM SUITE

Comprising "P-shaped" panel bath with fixed shower screen and thermostatically controlled drench style shower with hand shower attachment over bath. Semi pedestal wash hand basin with monobloc tap and a button flush WC. Tiled floor. PVC panelled walls and ceiling. Recessed down lighting.



SECOND FLOOR

BEDROOM 2

15'1" x 14'5" (4.6 x 4.4)

Built in storage to eaves. Four Velux windows allowing for natural light.



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

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>		
55-68 <b>D</b>		
44-54 <b>E</b>		
35-43 <b>F</b>		
2-34 <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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