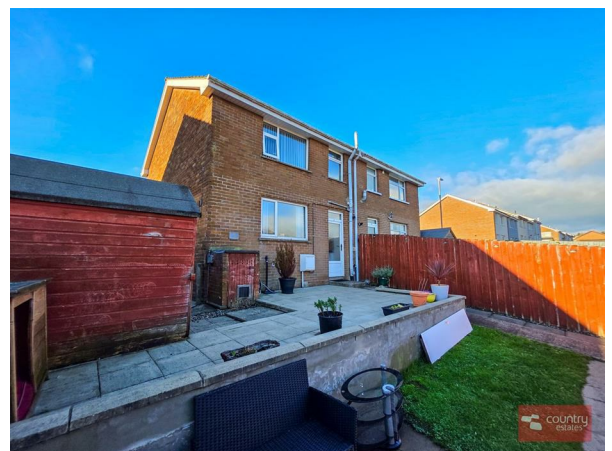


12 Ballyfore Avenue, Newtownabbey, BT36 6XE



- Semi Detached Home
- 3 Well Proportioned Bedrooms
- Spacious Lounge
- Modern Shaker Style Fitted Kitchen
- Separate Utility/Storage
- Deluxe Modern Shower Room
- Low Maintenance Enclosed Garden to Rear
- PVC Double Glazed/Gas Central Heating
- Popular Convenient Residential Location
- Excellent First Time Buy

PRICE Offers Over £139,950

Positioned within a popular convenient location, just off the Doagh Road, Newtownabbey, this 3 bedroom semi detached home enjoys a well planned living layout incorporating a modern shaker style fitted kitchen, deluxe shower room, PVC double glazed windows and gas heating. Externally to property enjoys neat well maintained gardens to front and side, laid in lawn and a private enclosed low maintenance garden to rear. Within close proximity to local schools, shops and public transport links. An early viewing is highly 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 leaded glass inset. Into:

ENTRANCE HALL

Well presented entrance hall with quality laminate flooring.

LOUNGE

14'1" x 12'6" (4.29m x 3.81m)

Attractive feature inglenook style fireplace with brick cladding and solid wood mantle. Quality laminate flooring. Dual window aspect.

MODERN SHAKER STYLE KITCHEN

12'2" x 10'0" (3.71m x 3.05m)

Equipped with a comprehensive range of high and low level shaker style fitted units with contrasting work surfaces. Single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with separate four ring electric hob and overhead extractor fan housed in stainless steel canopy. Integrated under counter fridge and freezer. Plumbed for dishwasher. Part tiled walls. Tiled floor.

REAR HALL/UTILITY

11'8" x 5'1" (3.56m x 1.55m)

Plumbed for washing machine. Storage space. Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

Access to roof space via slingsby ladder.

BEDROOM 1

10'10" x 9'7" (3.30m x 2.92m)

Built in wardrobe. Enjoys open aspect with partial far reaching views.

BEDROOM 2

12'4" x 10'8" (3.76m x 3.25m)

Built in wardrobe/storage. Quality laminate flooring.

BEDROOM 3

9'0" x 8'0" (2.74m x 2.44m)

Built in single wardrobe. Presently used as dressing room.

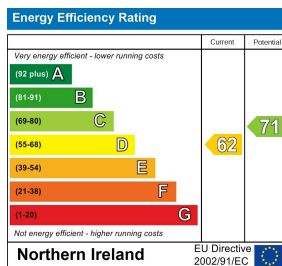
DELUXE SHOWER ROOM

Comprising large quadrant shower cubicle with thermostatically controlled Drench style shower and hand shower attachment, wash hand basin in modern vanity unit with monobloc tap and button flush WC. Fully tiled walls. Tiled floor. Recessed down lighting. Chrome towel radiator.

OUTSIDE

Neat well maintained garden to front and side in lawn screened by perimeter gate and mature trees. Paved walkway to front door. Private enclosed garden to rear screened by perimeter fence. Paved patio areas and walkways. Neat well maintained lawn.

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



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