



## 48 Alderley Place, Newtownabbey, BT36 7WW

Offers Over £159,950

- Beautifully presented semi detached villa in highly popular location
- Modern shaker style fitted kitchen with range of built in appliances
- Downstairs W/C
- Double glazing in uPVC frames
- Enclosed garden to side/uPVC fascia and rainwater goods
- 2 Bedrooms
- Lounge
- Modern bathroom suite
- Gas fired central heating
- Located close to excellent schools, shops and frequent public transport links

# 48 Alderley Place, Newtownabbey BT36 7WW

We are delighted to market this meticulously presented two bedroom semi detached home for sale. The property features a stylish modern shaker-style fitted kitchen and a contemporary white bathroom suite complete with a stand-alone bath. The welcoming lounge offers comfortable living space, complemented by a useful downstairs W/C. Two well-proportioned bedrooms provide excellent accommodation. Additional benefits include gas-fired central heating and double glazing in uPVC frames. Outside, the home boasts an enclosed garden to the side, ideal for relaxing or entertaining. This attractive property is perfect for first-time buyers, downsizers, or anyone seeking a move in ready home. Early viewing is highly recommended as homes in this particular location and condition don't stay on the market for long!



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALL**

uPVC front door, vertical radiator, spotlights

### **LOUNGE**

14'5" x 13'1"

Downlighters, cornicing

### **DOWNSTAIRS W/C**

Low flush W/C, pedestal wash hand basin, panelled ceiling, extractor fan

### **MODERN KITCHEN**

11'1" x 9'8"

Range of high and low level units, shaker style units, sink unit with mixer taps, double built in stainless steel oven, built in stainless steel microwave, inlaid hob, stainless steel extractor fan, feature subway style tiling, built in dishwasher, gas boiler, built in fridge freezer, vertical radiator, downlighters, understairs storage, uPVC back door

## **FIRST FLOOR**

### **LANDING**

Cornicing, feature panelling, downlighters, access to partially floored roofspace

### **BEDROOM (1)**

13'0" x 10'2"

Feature wall panelling, downlighters, built in wardrobe, separate shelved storage cupboard

### **BEDROOM (2)**

9'10" x 7'9"

Downlighters

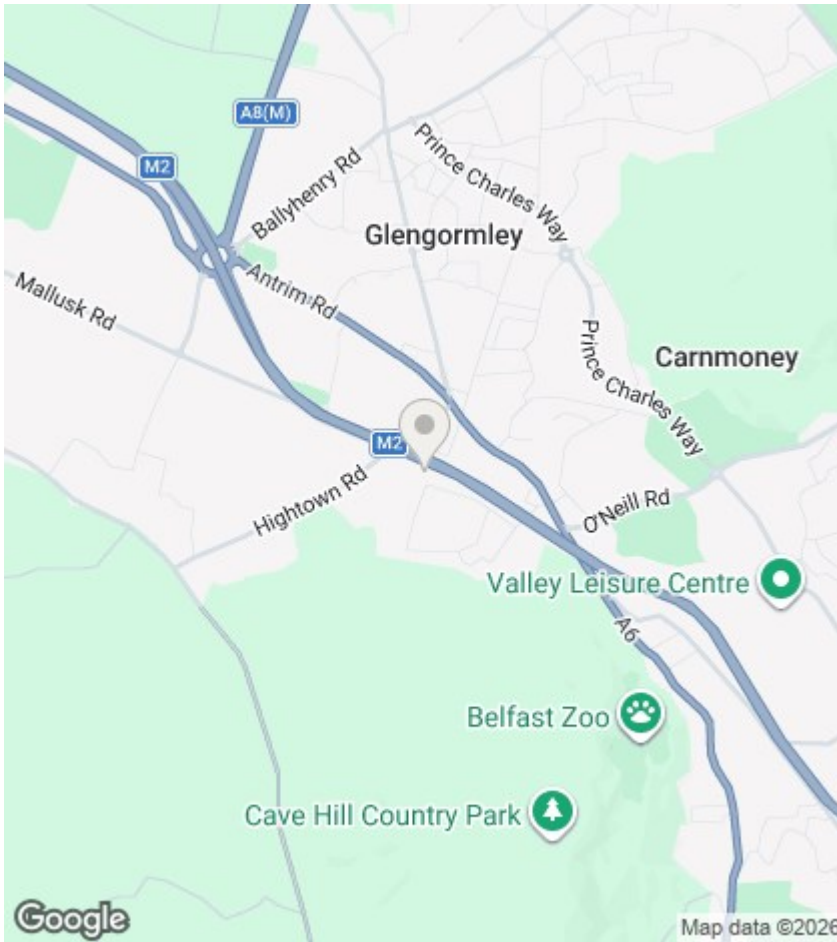
### **MODERN BATHROOM**

White bathroom suite, stand alone bath, telephone hand shower, feature ceramic tiled flooring, chrome heated towel rail, floating vanity sink unit with mixer taps, downlighters, thermostatically controlled shower, rainwater effect shower head, subway style feature wall tiling, Bluetooth mirror, low flush W/C, extractor fan

### **OUTSIDE**

Front: In paving, in stones

Side: Enclosed to side, paved patio area, in lawn, tree, uPVC fascia and rainwater goods, outside light and tap



## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	