

## 59 Avonlea Gardens, Newtownabbey, BT37 9AL



- Spacious End Townhouse
- 3 Bedrooms
- 1 Reception
- Contemporary Kitchen with Dining Aspect
- Modern First Floor Bathroom
- Prime Mature Private Corner Site
- Private Driveway to Side
- PVC Double Glazed Windows / Gas Central Heating
- Beautifully Presented Throughout
- Excellent First Time Buy

### PRICE Offers Over £139,950

*Beautifully presented throughout, this spacious End Townhouse enjoys a well planned living layout incorporating 3 well proportioned bedrooms, an open plan contemporary fitted Kitchen with informal dining aspect, modern first floor Bathroom, hard landscaped garden to rear and an extensive private garden to side with driveway for off-street parking. Perfect for the first time buyer an early viewing is recommended. Planning permission for a two storey extension to the side. Documents available upon request.*

**>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 into Entrance Hall with quality laminate flooring.

### SPACIOUS LOUNGE

15'10 x 10'9 (4.83m x 3.28m)

Into bay window. Quality laminate flooring.

### CONTEMPORARY KITCHEN WITH DINING ASPECT

15'7 x 8'4 (4.75m x 2.54m)

Equipped with a comprehensive range of high and low level fitted units and contrasting work surfaces. Single drainer stainless steel sink unit. Boasting Integrated oven with separate 4 ring gas hob. Overhead extractor fan housed in stainless steel canopy. Under counter fridge. Integrated dishwasher. Quality laminate flooring. Under stairs storage cupboard. Recessed low voltage lighting. PVC double glazed door to rear.

### FIRST FLOOR

Storage cupboard. Access to Roof space.

### BEDROOM 1

12'0 x 10'1 (3.66m x 3.07m)

### BEDROOM 2

10'0 x 9'9 (3.05m x 2.97m)

Built in wardrobe.

### BEDROOM 3

9'6 x 7'0 (2.90m x 2.13m)

Quality laminate flooring.

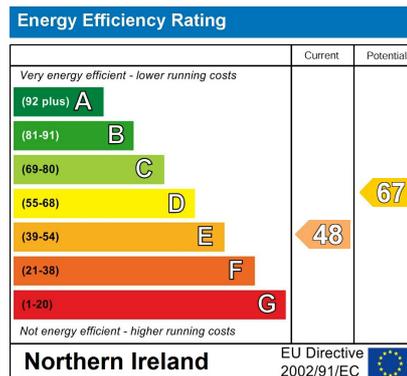
### LUXURIOUS CONTEMPORARY BATHROOM

Comprising double ended panel bath with shower attachment. Semi-pedestal wash hand basin with monobloc tap. Button flush WC. Tiled floor. Fully tiled walls. PVC panelled ceiling. Recessed down lighting.

### OUTSIDE

Neat garden to front screened by mature hedgerow. Driveway to side with off-street private parking. Extensive private garden to side in lawn screened by mature hedgerow.

Private enclosed hard landscaped garden to rear, perfect for family barbeques. Outside fuel store with plumbing for washing machine.



**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.