

## **11 Burnthill Gardens, Newtownabbey, BT36 5HE**



- Well Presented Semi-Detached Home
- Three Bedrooms
- Spacious Lounge
- Open Plan Kitchen and Dining
- Contemporary Fitted Kitchen with Integrated Appliances
- Private Enclosed Low Maintenance Garden to Rear
- Detached Garage
- Private Enclosed Garden to Rear
- Popular Convenient Location
- Ideal for First Time Buyers

**PRICE Offers Over £179,950**

*Positioned within a popular established residential area, this beautifully maintained semi detached home enjoys a spacious lounge, a contemporary open plan fitted kitchen with dining, modern shower room and three well proportioned bedrooms. Within close proximity to local schools, shops and public transport links. Ideally suited to first time buyers or young families. An early viewing is highly recommended.*



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## ACCOMMODATION

### GROUND FLOOR

PVC double glazed front door with matching side screen into spacious well presented entrance hall. Quality laminate flooring.

### LOUNGE

14'1" x 10'5" (4.3 x 3.2)

Attractive feature fireplace with tiled hearth. Quality laminate flooring. Picture style window.

### CONTEMPORARY KITCHEN WITH DINING ASPECT

17'0" x 9'6" (5.2 x 2.9)

Equipped with a comprehensive range of high and low level gloss fitted units with contrasting work surfaces and upstands. Stainless steel sink unit with swan neck telescopic mixer tap. Boasting a range of integrated appliances to include eye level oven, separate four ring electric hob with over head angled extractor fan, dishwasher and fridge freezer. Fitted Island with low base units and breakfast bar. Recessed down lighting. Quality laminate flooring. Under stairs storage. PVC Double glazed French doors to rear.

### FIRST FLOOR

Access to roof space.

### BEDROOM 1

11'9" x 8'6" (3.6 x 2.6)

Range of built in wardrobes and overhead storage units.

### BEDROOM 2

10'5" x 9'10" (3.2 x 3.0)

Impressive views of Cavehill.

### BEDROOM 3

8'6" x 8'2" at max (2.6 x 2.5 at max)

Built in wardrobe. Hot press storage cupboard.

### MODERN SHOWER ROOM

Comprising fully tiled quadrant shower cubicle with thermostatically controlled Drench style shower and hand shower attachment, vanity wash hand basin with monobloc tap, and a button flush WC. Fully tiled walls. Tiled floor. PVC panelled ceiling with recessed down lighting. Chrome towel radiator.


### OUTSIDE

Neat well maintained pebbled garden to front stocked with trees and shrubs. Private driveway to side for off street parking, leading to detached garage.

Private enclosed garden to rear with paved patio areas and faux lawn for easy maintenance. Screened by perimeter fence.

Detached Garage with roller shutter door.

**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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	



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