



11 Aylesbury Grove, Newtownabbey, BT36 7YT

Offers Over £219,950

- Red brick semi detached villa in highly popular residential development
- Master bedroom with ensuite shower room
- Modern fitted kitchen with integrated appliances
- Ground floor W/C / Utility room
- Generous garden in lawn to rear
- 3 Bedrooms
- Lounge
- Open plan casual dining area with French doors to rear
- Double glazing in uPVC frames/ Gas fired central heating

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A modern red brick semi-detached villa, built approximately four years ago, offering attractive, low-maintenance accommodation ideally suited to today's lifestyle. The property is in excellent decorative order throughout and is truly ready to move into, making it an ideal choice for first-time buyers or young families. Internally, the accommodation comprises three well-proportioned bedrooms, including a master bedroom with en-suite shower room, alongside a stylish modern family bathroom. The home further benefits from a contemporary fitted kitchen and utility room, finished to a modern standard and designed with practicality in mind. Externally, the property enjoys a generous, fully enclosed rear garden, providing a safe and private outdoor space for relaxation, entertaining, or family use, while remaining easy to maintain. Located within a highly popular and sought-after area, this attractive home combines modern living with convenience and represents an excellent first-time purchase.

 3  2  1  B

Council Tax Band:



GROUND FLOOR

ENTRANCE HALL

Hardwood front door, ceramic tiled flooring

CLOAKS

Low flush W/C, pedestal wash hand basin, tiled splashback, ceramic tiled flooring, extractor fan

SEPARATE UNDERSTAIRS CLOAKS STORAGE

LOUNGE

15'0" x 11'4"

Ceramic tiled flooring, feature wall mounted fireplace

KITCHEN

14'8" x 10'3"

Range of high and low level high gloss units, round edge worksurfaces, integrated fridge freezer, integrated dishwasher, built in oven and hob unit, stainless steel extractor fan and canopy, wall tiling, ceramic tiled flooring.

Casual dining area with French doors to rear.

UTILITY ROOM

8'8" x 3'6"

Range of high and low level units, round edge worksurfaces, plumbed for washing machine, gas fired boiler

FIRST FLOOR

LANDING

Access to roofspace

BEDROOM (1)

11'6" x 9'8"

ENSUITE SHOWER ROOM

Glazed shower cubicle with feature rainfall shower and separate hand held shower, half pedestal wash hand basin, low flush W/C, chrome heated towel rail, wall tiling, ceramic tiled flooring, LED mirror, extractor fan

BEDROOM (2)

11'3" x 10'6"

BEDROOM (3)

8'7" x 7'9"

BATHROOM

White suite comprising panelled bath, glazed shower screen, feature rainfall shower and separate handheld shower, low flush W/C, vanity unit sink, wall

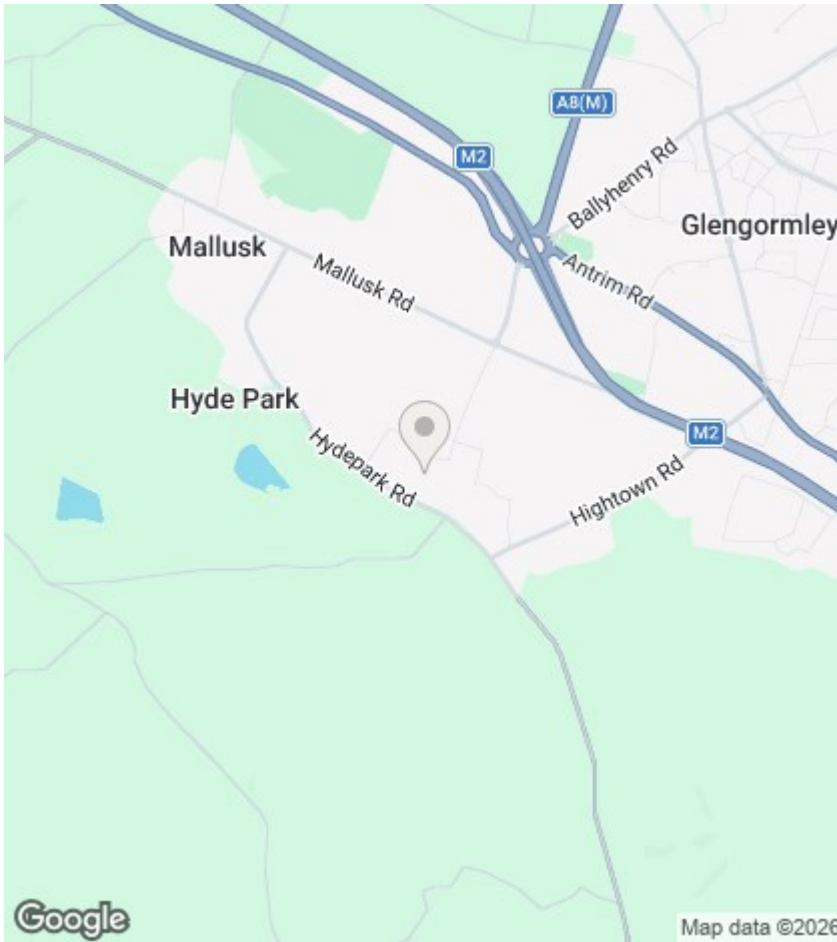
tiling, ceramic tiled flooring, chrome heated towel rail, extractor fan, downlighters, built in storage

OUTSIDE

Front: open plan in lawn

Side: tarmac driveway to side

Rear: generous garden to rear in lawn, paved patio area, enclosed area in chipped bark to side



Directions

Viewings

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

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC 