

## 11 Fernridge Avenue, Newtownabbey, BT36 5SU



- End Townhouse
- Three Well Proportioned Bedrooms
- Spacious Lounge
- Modern Shaker Style Kitchen with Dining Aspect
- Separate Utility
- Four Piece Family Bathroom Suite
- Master with Ensuite Shower Room
- Private Driveway to Side/Enclosed Hard Landscape Garden to Rear
- PVC Double Glazed/Gas Fired Central Heating
- Highly Sought After Residential Location



### PRICE Offers Over £209,950

*This well presented End Townhouse, positioned in a popular residential location, close to public transport, shops and schools, offers 3 well proportioned bedrooms, a spacious lounge and modern kitchen with informal dining aspect, ground floor furnished cloakroom and a four piece family bathroom suite. Externally the property benefits from a private driveway to the front and private enclosed hard landscaped garden to rear. An early viewing is highly recommended.*



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BT36 5EU  
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## ACCOMMODATION

### GROUND FLOOR

Hard wood front door with glazed side screens into spacious well presented entrance hall with hard wood flooring. French doors into:

### SPACIOUS LOUNGE

18'0" x 17'0" (5.5 x 5.2 )

Into Bay window. Attractive feature fireplace with granite surround and hearth. Hard wood flooring.

### FURNISHED CLOAKROOM

Comprising wall mounted wash hand basin and a button flush WC. Under stairs storage cupboard.

### MODERN FITTED KITCHEN WITH CASUAL DINING ASPECT

18'0" x 9'6" at max (5.5 x 2.9 at max)

Equipped with a comprehensive range of high and low level shaker style fitted units. One and a half bowl single drainer composite sink unit with swan neck mixer tap. Space for free standing oven with over head extractor fan housed in stainless steel canopy. Space for free standing fridge freezer. Space for tumble dryer. Part tiled walls. Ample space for casual dining. Double glazed French doors to rear. Hard wood flooring.

### SEPARATE UTILITY/STORE ROOM

4'11" x 3'11" (1.5 x 1.2)

Equipped with low storage units and contrasting work surface. Single drainer stainless steel sink unit. Plumbed for washing machine. Hard wood flooring.

### FIRST FLOOR

Access to roof space. Shelved hot press storage cupboard.

### BEDROOM 1

13'5" x 11'5" (4.1 x 3.5)

Built in wardrobes.

### DELUXE ENSUITE SHOWER ROOM

Comprising fully tiled shower cubicle with thermostatically controlled shower, vanity wash hand basin with monobloc tap and a button flush WC. Tiled floor. Part tiled walls.

### BEDROOM 2

9'10" x 9'6" (3.0 x 2.9)

Recess for free standing wardrobes.

### BEDROOM 3

9'6" x 7'10" (2.9 x 2.4)

### MODERN FAMILY BATHROOM

Four piece suite comprising panel bath, fully tiled shower enclosure with electric shower unit, pedestal wash hand basin, and a button flush WC. Tiled floor. Feature corner windows. Part tiled walls.

### OUTSIDE

Neat well maintained lawn to front. Driveway to side with ample space for a variety of vehicles.

Enclosed hard landscaped garden to rear with paved patio areas and walkways. Outside tap.

**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) A			
(81-91) B			
(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	



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