



## 21 Church Park, Newtownabbey, BT36 6ER

Offers Over £144,950

- Semi detached property in popular residential area
- 2 Reception rooms
- Downstairs W/C
- Front and rear in lawn
- Double glazing in uPVC frames
- 3 Bedrooms
- Kitchen
- Modern shower room
- Gas fired central heating
- Located close to excellent schools, shops and frequent public transport links

# 21 Church Park, Newtownabbey BT36 6ER

Situated in a highly sought-after cul-de-sac, this attractive red brick semi-detached home offers fantastic potential for buyers looking to put their own stamp on a property. The property features three well proportioned bedrooms, a comfortable lounge, separate dining room and a fitted kitchen. A modern shower room serves the first floor, complemented by a convenient downstairs W/C. Benefits include double glazing in uPVC frames and an updated gas central heating system installed within recent years. Although requiring some modernisation, this property represents excellent value for money in a prime residential location with strong local demand.



Council Tax Band:



## **GROUND FLOOR**

### **ENTRANCE HALL**

Laminate wood flooring, PVC front door

### **LOUNGE**

13'8" x 12'11"

Cornicing, fireplace with tiled hearth

### **DINING ROOM**

10'0" x 9'10"

Storage cupboard with gas fired boiler

### **KITCHEN**

9'10" x 6'8"

Range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer taps, fluorescent light, wall tiling

### **REAR HALLWAY**

### **DOWNSTAIRS W/C**

Low flush W/C, hanging wash hand basin

### **FIRST FLOOR**

Landing

### **BEDROOM (1)**

12'11" x 9'5"

### **BEDROOM (2)**

10'0" x 9'11"

Cornicing

### **BEDROOM (3)**

9'11" x 7'3"

Access to floored roofspace with eave storage, panelled walls and ceiling (no building control or planning permission)

### **MODERN SHOWER ROOM**

Shower unit with thermostatically controlled shower, glazed shower screen, low flush W/C, modern floating vanity sink unit with mixer taps, chrome heated towel rail, extractor fan, wall tiling

### **OUTSIDE**

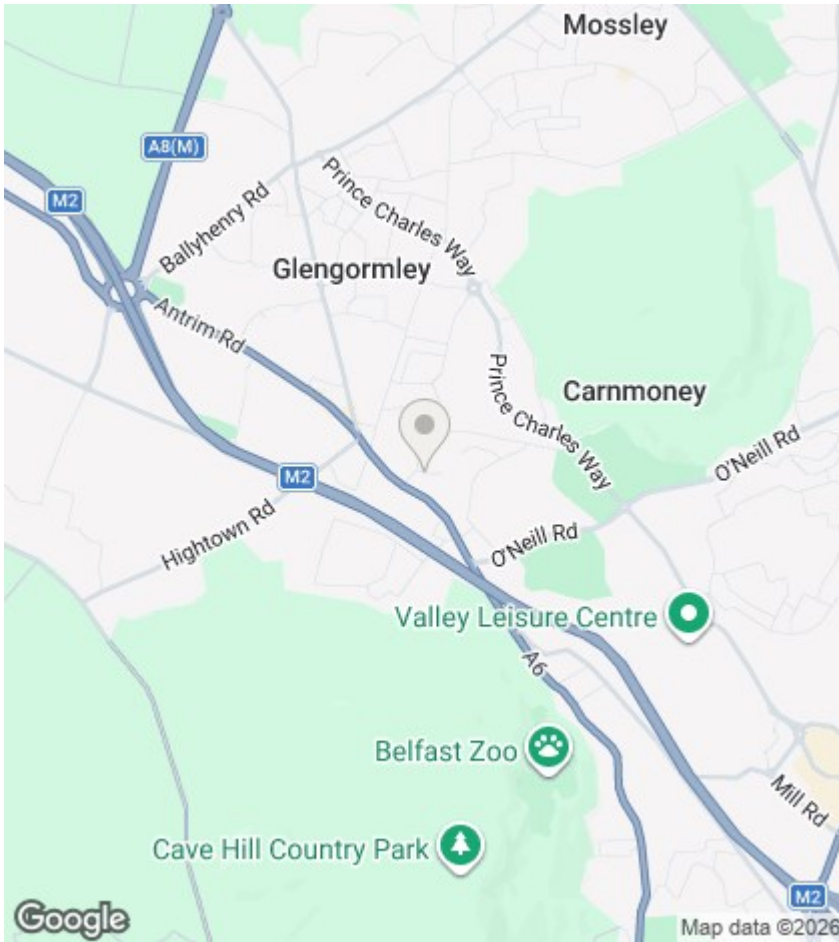
Front: In lawn, tarmacked driveway, plants and shrubs.

Side: Tarmacked driveway

Rear: Lean to with roller door, electrics, in lawn, in paving, external shower shed with power and plumbed for washing machine

The information contained within these particulars is intended as a guide only. Although prepared with

care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



## Directions

## Viewings

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

## EPC Rating:

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