



14 Woodford Park, Newtownabbey, BT36 6TJ

Offers Over £214,950

- Impressive detached bungalow in highly popular and convenient residential area
- Lounge
- Bathroom
- Detached garage
- Enclosed garden to rear/Driveway to front
- 3 Bedrooms
- Kitchen/Diner
- Double glazing in uPVC frames/Gas fired central heating
- uPVC fascia and rainwater goods
- Located close to excellent schools, shops and frequent public transport links

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14 Woodford Park is a well presented detached bungalow situated in a highly popular and convenient residential area, ideal for families and downsizers alike. This attractive home offers three comfortable bedrooms, a spacious and inviting lounge perfect for relaxing or entertaining and a bright kitchen/diner providing ample space for everyday living and family meals. The property also benefits from a bathroom and gas-fired central heating, ensuring warmth and efficiency throughout the year. Externally, there is a detached garage offering additional storage or parking, along with an enclosed rear garden that provides a private and secure outdoor space, ideal for children, pets, or enjoying outdoor dining.



Council Tax Band:



ENTRANCE PORCH

ENTRANCE HALL

Laminate wood flooring, built in storage cupboard, separate storage with gas boiler, cornicing, access to partially floored roofspace with light and power

LOUNGE

20'10" x 10'10"

Wooden flooring, fireplace with tiled hearth

KITCHEN

16'6" x 10'11"

Range of high and low level units, round edge worksurfaces, built in stainless steel oven, inlaid hob, stainless steel extractor hood, uPVC back door, plumbed for washing machine, space for dishwasher, single drainer sink unit with mixer tap and vegetable sink, glazed display units

BEDROOM (1)

13'5" x 10'1"

BEDROOM (2)

10'11" x 10'1"

Solid wood flooring

BEDROOM (3)

10'2" x 6'5"

BATHROOM

PVC bath unit, controlled shower, low flush W/C, pedestal wash hand basin, ceramic tiled flooring, panelling ceiling, wall tiling,

OUTSIDE

Front: Driveway, in lawn, tress, plants and shrubs

Rear: In paving, in lawn, hedges, plants and shrubs, outside light

uPVC fascia and rainwater goods

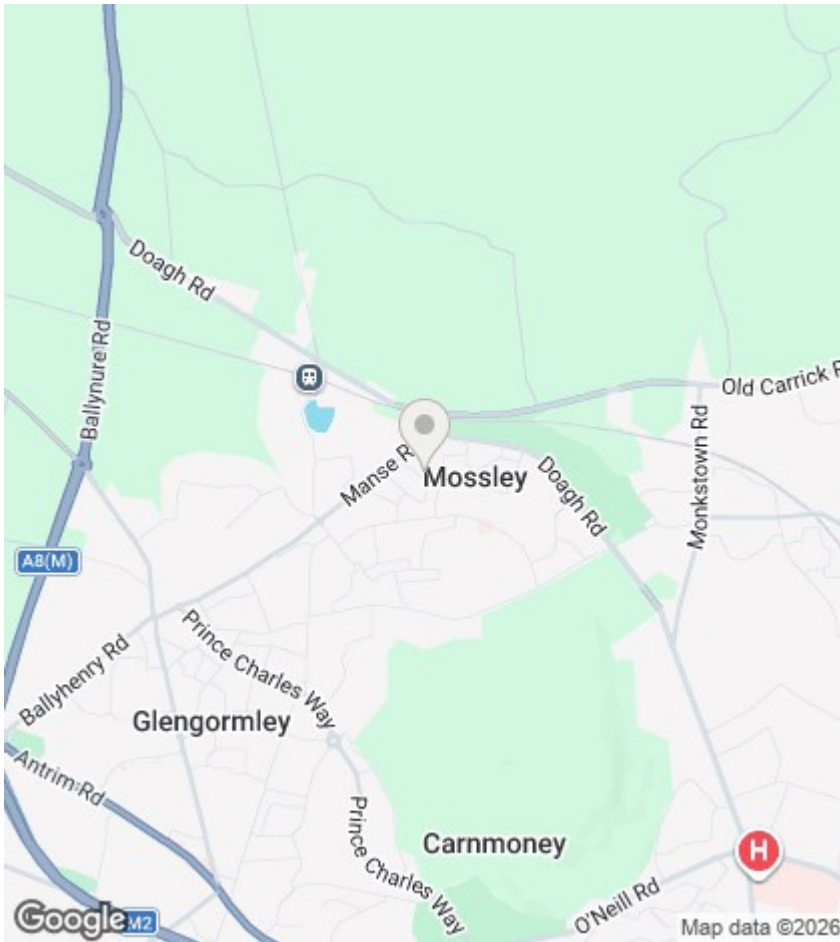
DETACHED GARAGE

20'2" x 9'4"

Up and over door, power and light

purposes only and should not be assumed to represent items included in the sale unless specifically stated.

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



Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	79
(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	

Ground Floor

