

6 Aylesbury Court, Newtownabbey, BT36 7YQ

Offers Over £239,950

- Semi detached villa in highly popular residential location
- Modern fitted kitchen with integrated appliances
- Bathroom with white suite and separate shower cubicle
- Gas fired central heating
- Front & rear gardens (rear in lawn)
- Lounge with feature marble fireplace
- Four bedrooms
- uPVC double glazing in golden oak frames
- Car parking space

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This semi-detached villa situated in a popular residential location. Internally, the accommodation comprises a lounge with feature marble fireplace and matching hearth, a bright open plan modern kitchen/dining area which is practically designed. Upstairs the accommodation offers 4 bedrooms and a white suite bathroom with separate shower cubicle. The property benefits from gas fired central heating and uPVC double glazing in golden oak frames.

Externally the property enjoys a fully enclosed rear garden, providing a safe and private outdoor space for relaxation, entertaining, or family use.

This is a home we can recommend with utmost confidence.



Council Tax Band:



RECEPTION PORCH

Ceramic tiled floor.

RECEPTION HALL

Laminate wood flooring. Under stair storage.

CLOAKROOM

Low flush WC. Wash hand basin. Ceramic tiled flooring. Mirror. Downlighters.

LOUNGE

17'4" x 14'3"

Into bay: Feature marble fireplace with matching hearth. Laminate wood flooring.

KITCHEN/DINING ROOM

13'2" x 12'2"

at widest points 8' 5" x 8' 4" (2.57m x 2.54m) at narrow points: High and low level units with concealed lighting. Round edge work surfaces. Single drainer stainless steel sink unit with mixer tap. Inlaid hob unit and under oven. Integrated fridge freezer. Integrated dishwasher. Plumbed for automatic washing machine. Splashback. Ceramic tiled flooring. Downlighters. Gas boiler. French doors to rear garden.

FIRST FLOOR

LANDING

Access to roof space. built in cupboard.

BEDROOM (1)

12'9" x 12'6"

BEDROOM (2)

12'8" x 8'6"

Panelling.

BEDROOM (3)

9'4" x 8'1"

BEDROOM (4)

8'6" x 8'0"

Panelling.

BATHROOM

White suite. Panelled corner bath with mixer tap. Separate shower unit with thermostatically controlled shower. Wall hung wash hand basin. Low flush WC. Downlighters. Extractor fan. Feature Panelling. Tiling. Mirror.

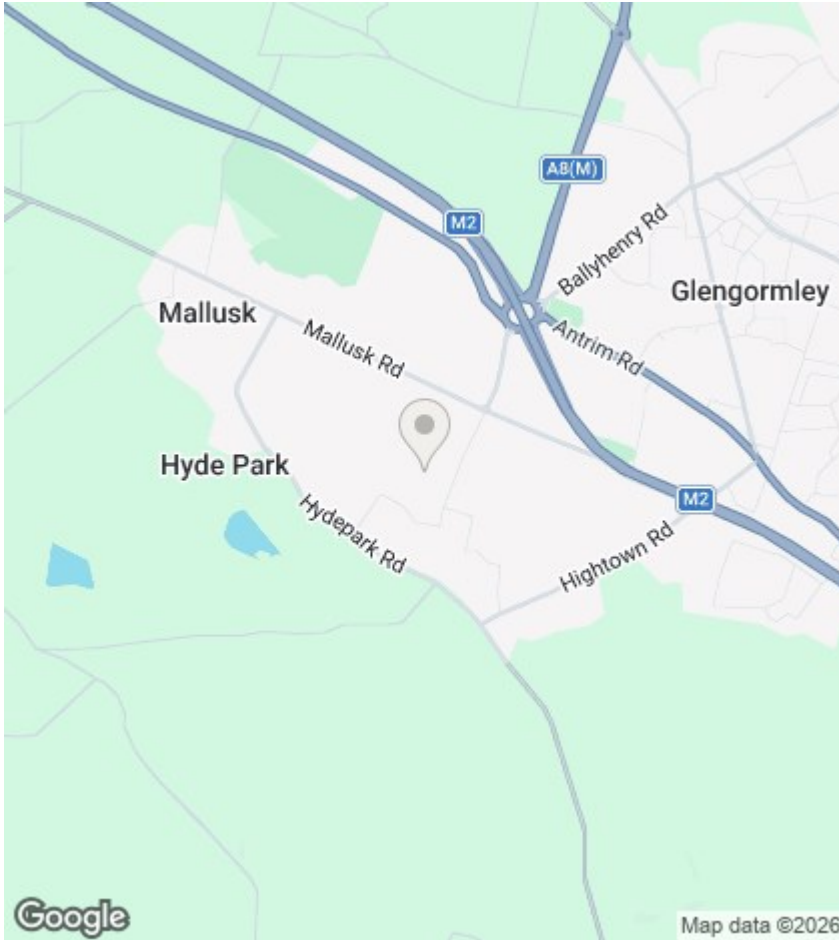
OUTSIDE

Front garden laid in lawn.

Safely enclosed rear garden with paved patio area.

Outside light and tap. Double entrance gates

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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	84
(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	

