



11 Sandyknowes Avenue, Newtownabbey, BT36 5DQ

Offers Over £199,950

- Well presented red brick semi detached villa in highly popular and convenient location
- Lounge
- Bathroom
- Tarmacked driveway to front and side/ Generous enclosed garden to rear
- Rewired 2020
- 3 Bedrooms
- Modern shaker style fitted kitchen/dining room
- Gas fired central heating/Double glazing in uPVC frames
- Feature raised composite decking area/Glass veranda
- Detached garage/Located close to excellent schools, shops and public transport

11 Sandyknowes Avenue, Newtownabbey BT36 5DQ

11 Sandyknowes Avenue is an attractive red brick semi-detached property, ideally situated in a highly popular and exceptionally convenient residential location. The home offers well-presented and spacious accommodation, comprising three bedrooms, a bright lounge, a modern shaker-style kitchen, and a family bathroom.

Externally, the property is equally impressive, boasting a feature raised composite decking area with an overhead veranda—perfect for outdoor entertaining and relaxation. A tarmacked driveway to the front and side provides ample off-street parking, while the generous enclosed rear garden offers excellent outdoor space. A detached garage adds further practicality.

Additional benefits include gas-fired central heating, uPVC double glazing throughout, and the property was fully rewired in 2020, offering peace of mind to prospective purchasers.

Early viewing is highly recommended, as homes in this particularly sought-after area rarely remain on the market for long.



Council Tax Band:



GROUND FLOOR

RECEPTION HALL

Laminate tiled flooring, uPVC front door, understairs storage, fitted alarm system

LOUNGE

14'3" x 10'11"

KITCHEN

17'3" x 9'8"

Modern shaker style fitted kitchen with a range of high and low level units, round edge worksurfaces, feature Belfast sink unit with vegetable sink and mixer taps, built in oven, stainless steel extractor fan, inlaid hob, built in fridge freezer, built in dishwasher, downlighters, laminate tiled flooring, wall tiling

FIRST FLOOR

LANDING

Access to fully floored roofspace with range of high and low level units, power and light, eave storage, Worcester gas boiler

BEDROOM (1)

14'1" x 9'2"

BEDROOM (2)

10'11" x 9'11"

BEDROOM (3)

9'3" x 7'11"

Laminate wood flooring, built in storage cupboard with shelving, separate built in wardrobe

BATHROOM

uPVC bath unit with electric shower, glazed shower screen, ceramic tiled flooring, wall tiling, low flush W/C, vanity unit sink with mixer taps, uPVC panelled ceiling, downlighters

OUTSIDE

Front: Tarmacked driveway

Side: Tarmacked driveway

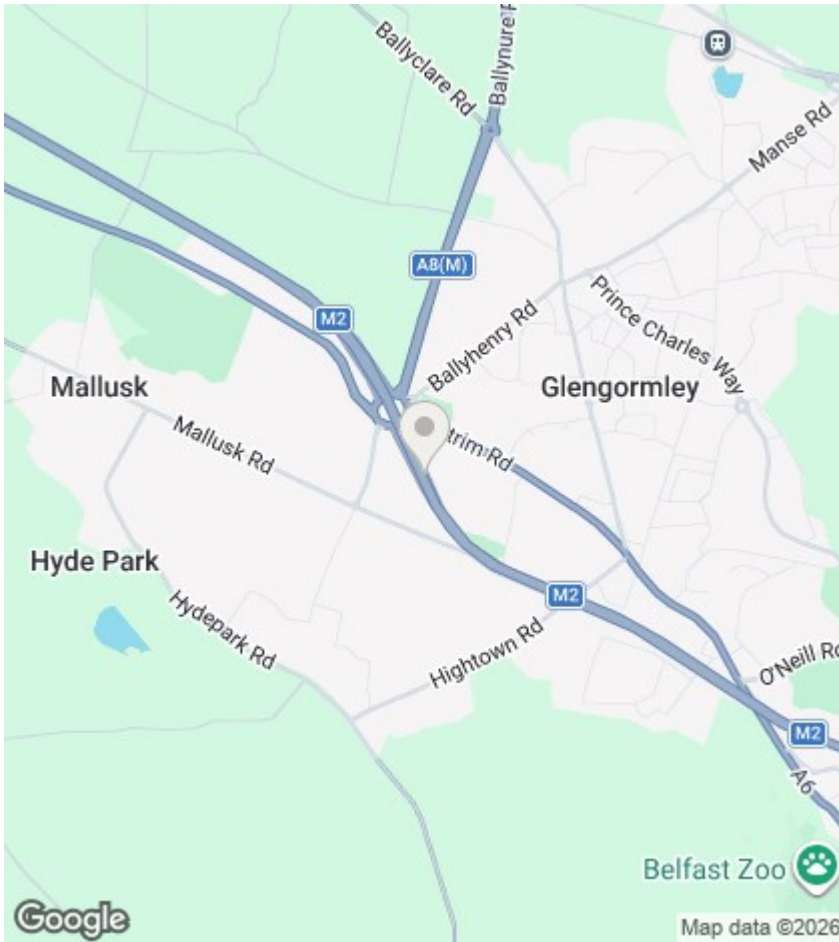
Rear: Raised feature composite decking area, glass veranda, external double electric socket and heater, in lawn, paved patio area, separate seating area with artificial grass, plants, shrubs, outside tap, outside light

DETACHED GARAGE

17'6" x 9'0"

Power and light, uPVC door

The owner of this property is an employee of McMillan McClure estate agents.



Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Ground Floor

