



6 Liscoole Park, Newtownabbey, BT36 6EL

Offers Over £189,950

- Semi detached villa in highly popular and convenient location
- Lounge with feature fireplace
- Downstairs shower room
- Double glazing in uPVC frames
- Enclosed garden/Detached garage to rear
- 3 Bedrooms
- Kitchen
- Oil fired central heating
- Garden and car parking to front
- Located close to excellent schools, shops and public transport facilities

6 Liscoole Park, Newtownabbey BT36 6EL

Located within a highly sought-after and convenient residential area, this spacious semi-detached villa offers excellent family accommodation close to well regarded schools, local shops, and public transport amenities. The property comprises three bedrooms, a comfortable lounge featuring an attractive fireplace and a practical fitted kitchen ideal for modern family living. A downstairs shower room adds flexibility and convenience to the home's layout. Further benefits include oil fired central heating and double glazing throughout in uPVC frames. Outside, the property enjoys a front garden with private car parking, while to the rear there is a fully enclosed garden providing a safe and private outdoor space for families or entertaining. A detached garage offers additional storage or secure parking options. With its desirable location and well-balanced accommodation, this appealing home is perfectly suited to growing families, first-time purchasers, or those seeking a sound investment opportunity.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

Laminate wood flooring, uPVC front door, storage cupboard

Lounge

13'4 x 10'4

Solid wood flooring, feature fireplace with tiled hearth

Kitchen

10'10 x 8'4

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, inlaid hob, stainless steel extractor hood, built in double oven, uPVC back door, plumbed for washing machine, space for fridge freezer, space for dishwasher, fluorescent light

Downstairs Shower Room

Corner shower unit, electric shower, glazed shower screen, vanity sink unit, low flush W/C, panelled ceiling, downlighters, ceramic tiled flooring, wall tiling

First Floor

Landing

Access to floored roofspace with light

Bedroom (1)

13'4 x 10'4

Bedroom (2)

9'8 x 8'5

Built in storage

Bedroom (3)

9'7 x 6'10

Laminate wood flooring

Outside

Front: in lawn, plants, hedges and shrubs, car port

Rear: in lawn, paved patio area, trees, plants and shrubs, uPVC fascia and rainwater goods, uPVC oil storage tank, shed

Detached Garage

18'11 x 11'7

Roller door, power and light, oil fired boiler

Disclaimer/ Additional information

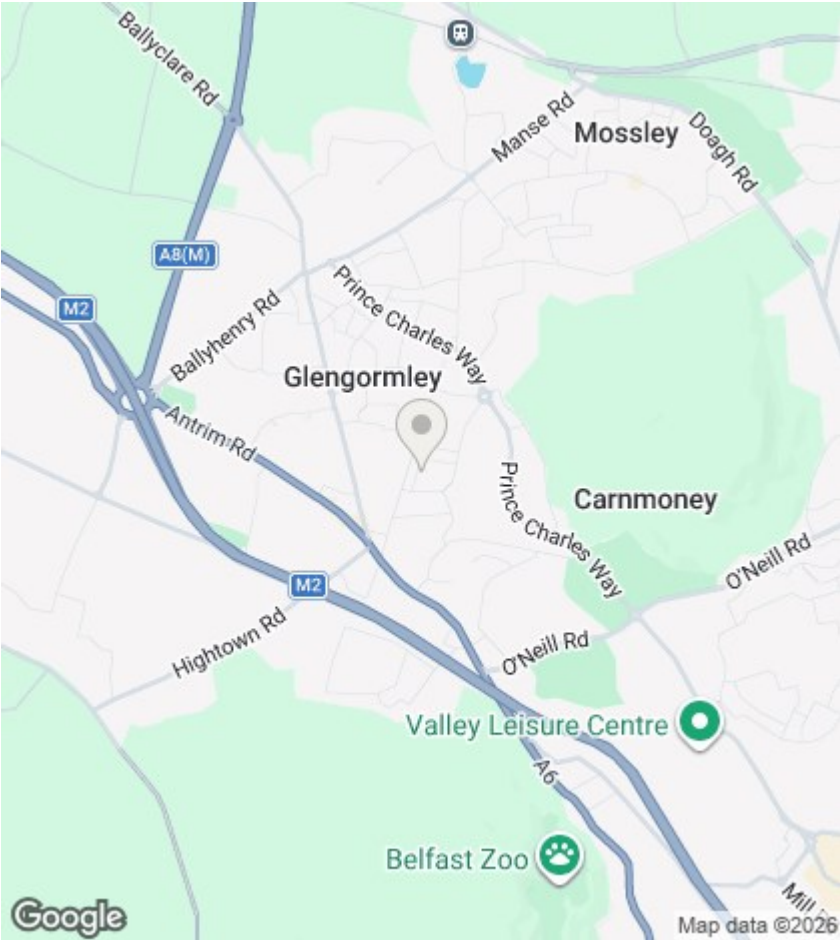
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties should rely on their own enquiries and seek

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.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note 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 and floor plans 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:
E

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	45	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC